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ABSTRACT

Drawing from 1970 census data and other sources of information, this report provides a socio-economic profile of the service area of Bunker Hill Community College (BHCC). Following an introduction, Part I analyzes the total service area in terms of population growth and density; racial composition; ethnicity; age and sex distribution; female-headed households; educational, occupational, and income levels; housing; and residential mobility. Inner belt communities (i.e., Boston, Cambridge, Chelsea, Everett, Somerville, and Winthrop) and outer belt communities (i.e., Malden, Medford, Melrose, Revere, and Stoneham) are then compared in terms of these demographic variables. Part II offers profiles of each of these communities with respect to the same characteristics. Part III presents a series of reflections on community characteristics and suggests: (1) joint programming among public institutions in the Boston area to meet the needs of the significant and increasing minority population; (2) curricula fostering racial and ethnic understanding through emphases on local history and culture; (3) services to adults, especially women, including the establishment of a high school equivalency program; (4) a study of business growth and occupational projections for the area; and (5) the formation of a housing institute to provide education and information and to act as a catalyst for community development. Data tables and charts are included. (XL)

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B O S T O N :

C I T Y A N D C I T I E S

A STUDY OF
BUNKER HILL COMMUNITY COLLEGE'S
PRIMARY SERVICE AREA

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A Study Of
Bunker Hill Community College's
Primary Service Area

By

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Figure 1



INTRODUCTION

BHOC is an urban community college located in the Charlestown section of Boston Massachusetts. The college is structured to serve the educational needs of the residents of the surrounding cities and towns. BHOC provides a variety of career programs and a liberal arts program leading to the A.S. and A.A. degrees. The college has also established cooperative links with community agencies in order to provide a broad range of educational services to meet specific community needs.

BHOC's primary service area, besides Boston, includes 8 cities and 2 towns - Cambridge, Chelsea, Everett, Malden, Medford, Melrose, Revere, Stoneham, Somerville, and Winthrop. These communities lie in the crescent immediately to the northeast of Boston (see figure 1), and in this tight geographical area live one million two hundred thousand people. Most of Bunker Hill's students are drawn from this area - in fact, 77% of the students come from within 5 miles of the College.

To determine the role the college should have in the community and the ways it should assist in the development of the individuals and communities it serves, one must first know the salient characteristics of the population in question. This report is an attempt to identify and analyze these characteristics. Using existing data drawn for the most part from the 1970 census, selected socio-economic information about the BHOC primary service area has been organized to provide a profile of the community (and communities) BHOC serves.

The report is divided into three sections. The first part analyzes selected characteristics of the service area as a totality. For the purpose of analysis; governmental entities are clustered as inner and outer belt communities. Those cities and towns in the inner belt are Boston and the

communities it borders: Cambridge, Chelsea, Everett, Somerville and Winthrop. The outer belt communities include those areas that lie beyond that designation: Malden, Medford, Melrose, Revere, and Stoneham.

The second section provides a mini-profile of each of the individual cities and towns, using the same characteristics as those described in Section I.

The third part has been generated by reflection on the profiles and contains some suggestions on future directions the College might pursue. Knowledge of our students, their backgrounds and the communities in which they live should prompt initiatives which ensure the continued relevance of the College's educational services in terms of both human and community development.

I-1

I
ANALYSIS
of
BUNKER HILL COMMUNITY COLLEGE'S
PRIMARY SERVICE AREA

A. Profile of the Primary Service Area

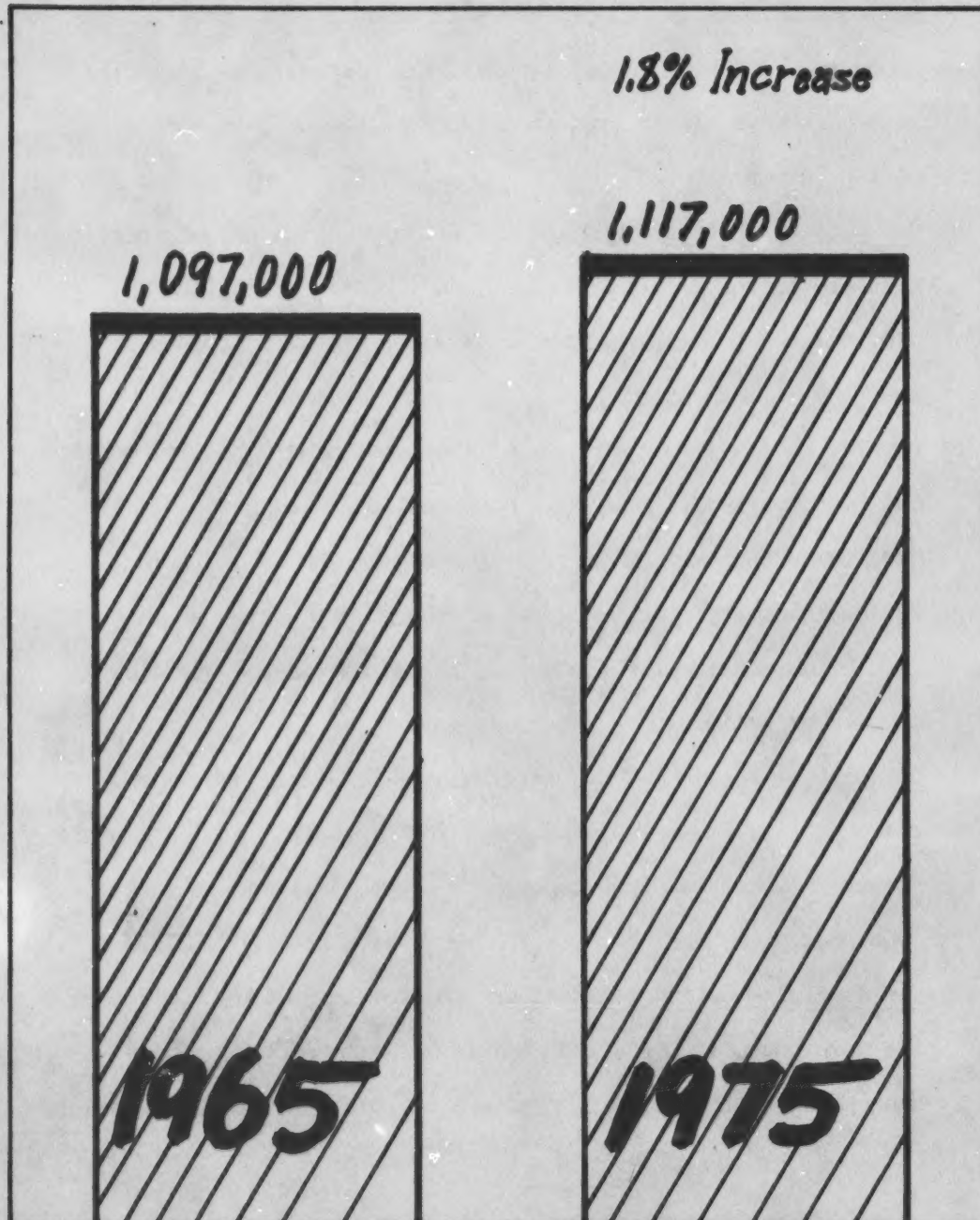
The primary service area of Bunker Hill Community College includes eleven cities and towns - Boston, Cambridge, Chelsea, Everett, Somerville, Winthrop, Malden, Medford, Melrose, Revere, and Stoneham. To provide an overview of the socio-economic characteristics of the entire area, the following charts have been prepared:

- 1) Population Growth - Between 1965-1975 the population of the primary service area remained relatively stable, increasing by only 1.8%.
- 2) Racial Composition - The non-white population almost doubled between 1960-1970, increasing from 6.6% to 11.5%, although the overall figure is still low for a major metropolitan area.
- 3) Ethnicity - 39% of the population in the Bunker Hill primary service area is born of foreign stock, most individuals citing Ireland, Italy, and Canada as the country of origin.
- 4) Age and Sex Distribution - A significant percentage of the population in the primary service area was born in the baby boom era after World War II. (In the 1970 census, individuals from this cohort were 11-23 years old.) As they get older, the median age of the population will continue to increase. Also the percentage of elderly in the service area (12.5%) is greater than the national average.

- 5) Female-Headed Households - Consistent with the national trend indicating an increase in the divorce rate, 20% of the households in the primary service area are headed by females.
- 6) Educational Levels - A high percentage of the residents of the cities and towns in the primary service area have not graduated from high school (45.7%). In contrast, 19.5% of the residents have either graduated from college or have some college experience.
- 7) Occupational Levels - Most of the workers in the primary service area are in white-collar occupations (55.4%), primarily clerical and professional, while 44.6% of the workforce is in the blue-collar category.
- 8) Poverty Levels - In 1970 9.2% of the households were living below the poverty level. However a more realistic indicator of poverty in the primary service area may be the 13.5% living in "near poverty", or below 125 of the poverty rate, since this population continually fluctuates in and out of the official poverty guidelines.
- 9) Occupancy - In the primary service area, a significant number of residents live in rental housing. 70% of the households live in renter-occupied housing compared to only 30% living in the owner-occupied housing.
- 10) Residential Mobility - 52% of the population in 1970 lived in the same house in 1965, indicating that the majority of the households in the primary service area remained stable.

Figure 2

Bunker Hill Community College - Primary Service Area

TOTAL POPULATION GROWTH

Source: Massachusetts 1975 Decennial Census

Figure 3
Bunker Hill Community College - Primary Service Area

RACIAL COMPOSITION



6.6% NON-WHITE
79,682

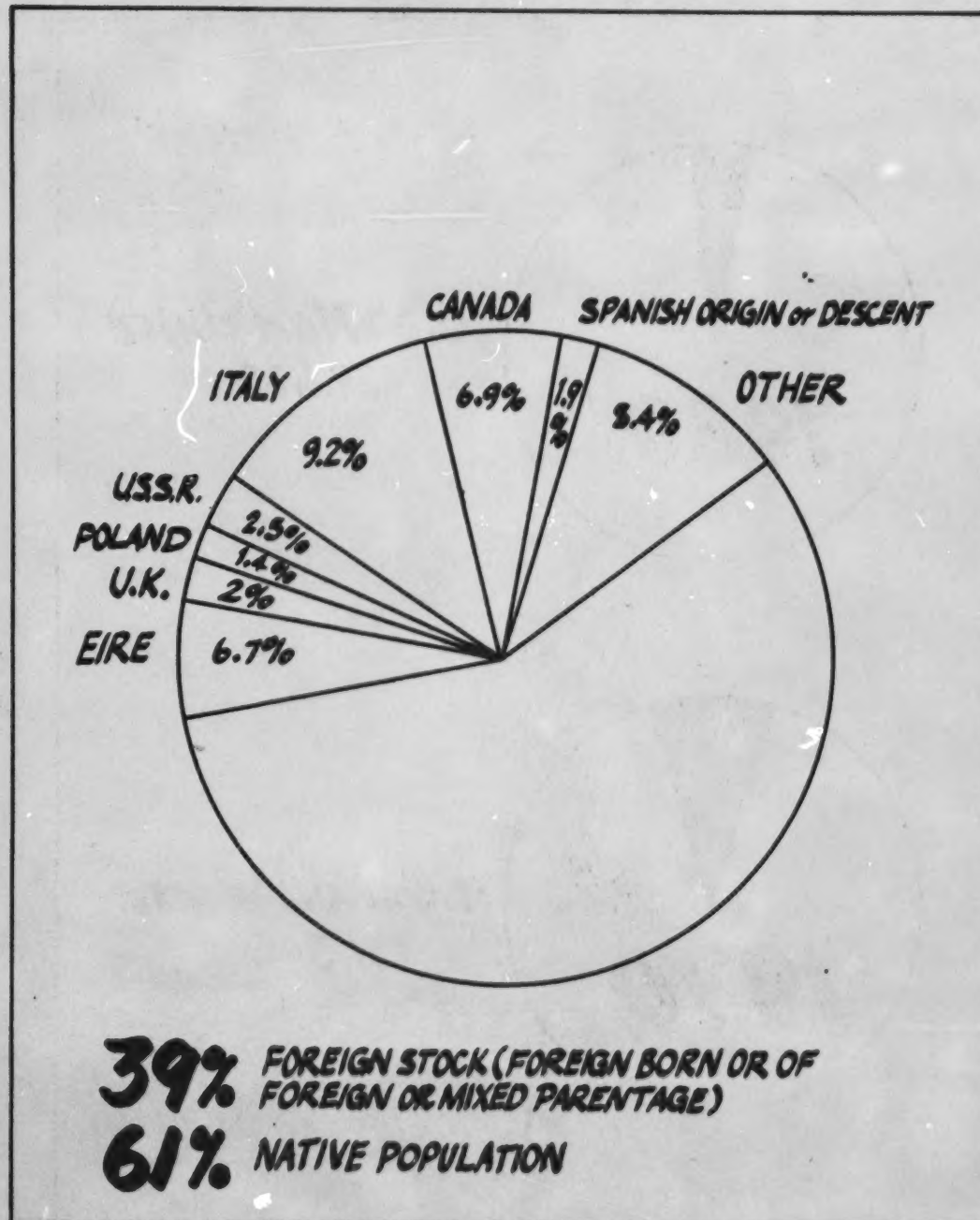


11.5% NON-WHITE
131,305

Source: 1970 Federal Census

Figure 4
Bunker Hill Community College - Primary Service Area

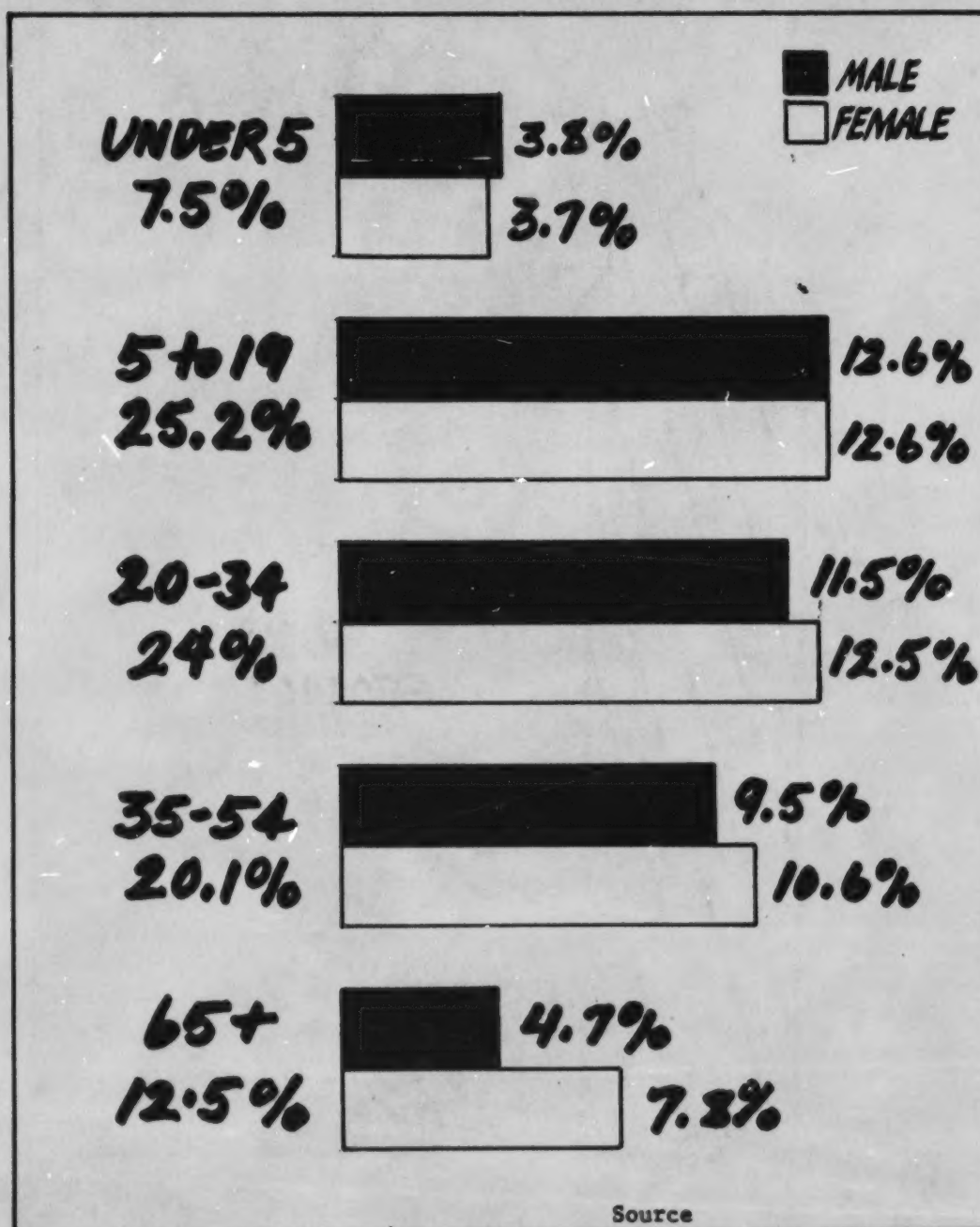
ETHNICITY



Source: 1970 Federal Census

Figure 5
Bunker Hill Community College - Primary Service Area

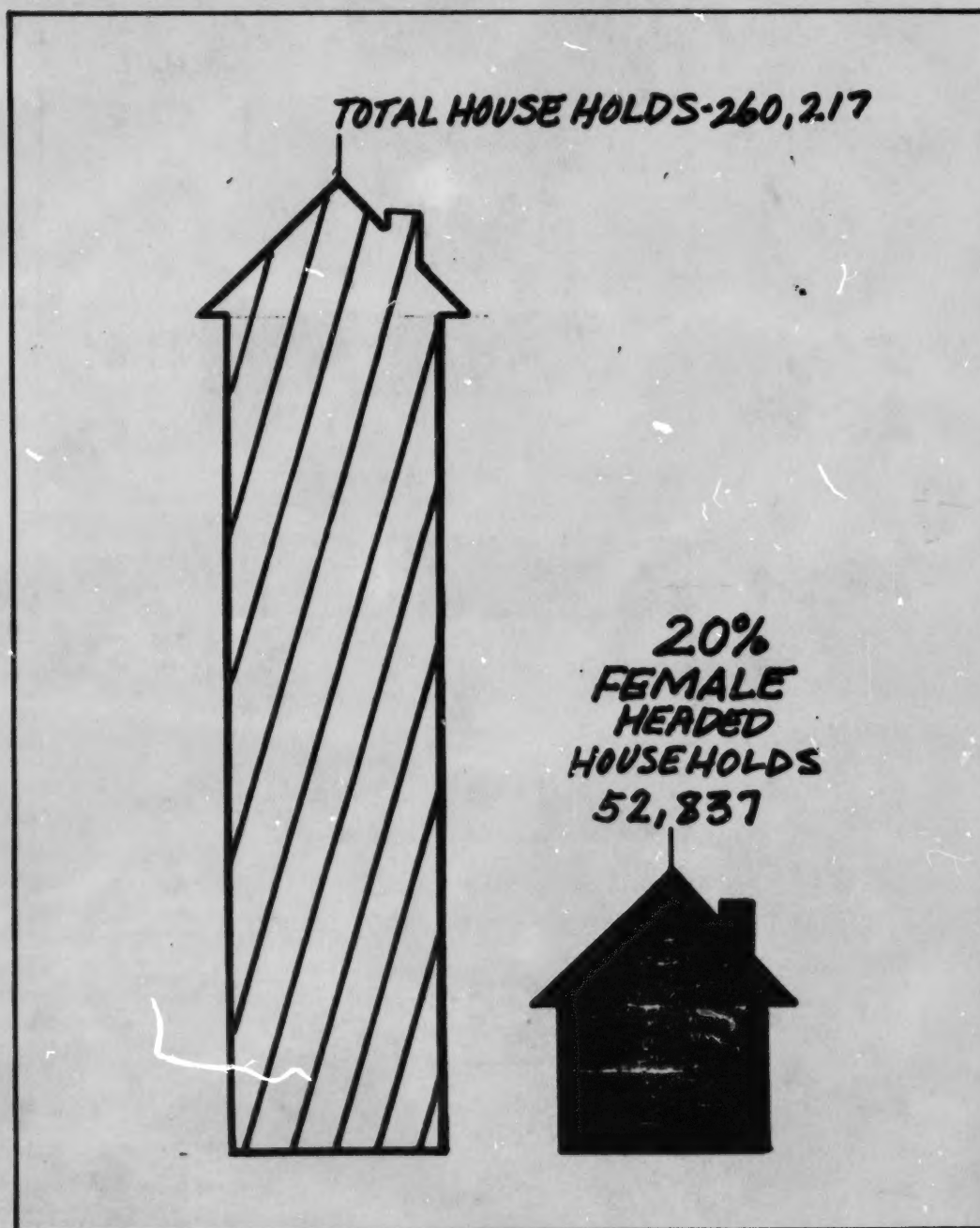
AGE+SEX DISTRIBUTION



Source: 1970 Federal Census

Figure 6
Bunker Hill Community College - Primary Service Area

FEMALE-HEADED HOUSEHOLDS



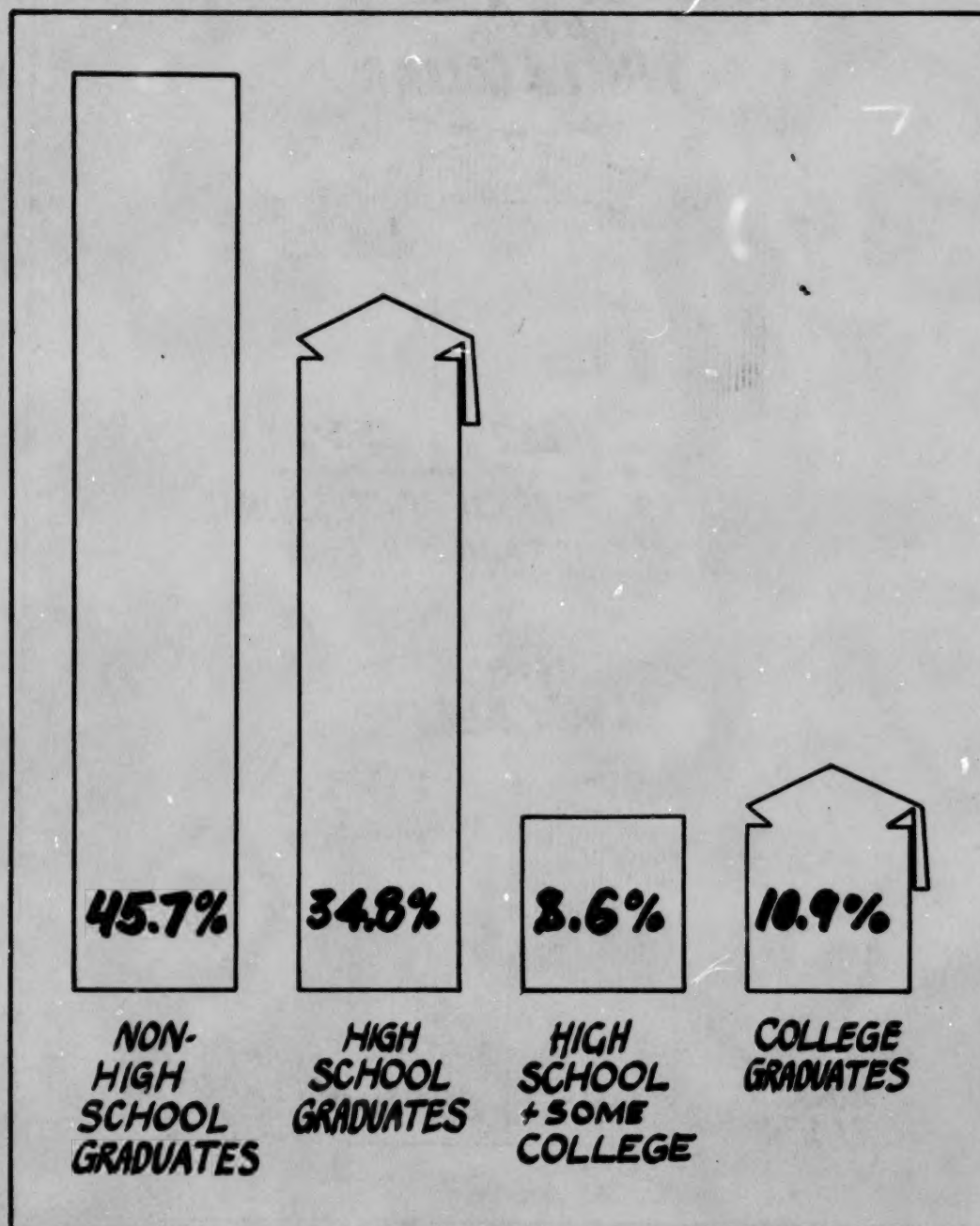
Source: 1970 Federal Census

Figure 7

Bunker Hill Community College - Primary Service Area

EDUCATIONAL LEVELS

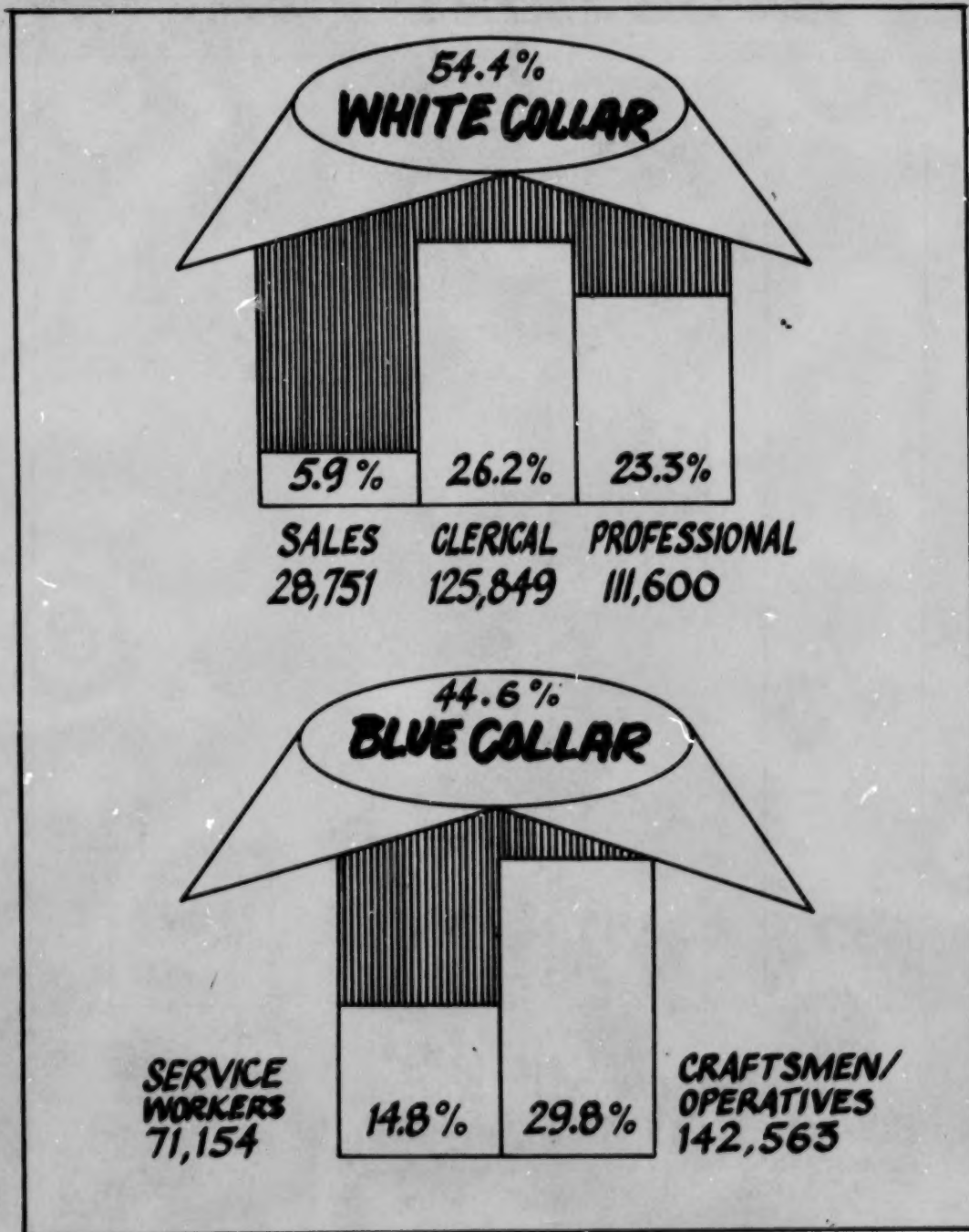
ADULTS 25 YRS + OVER



Source: 1970 Federal Census

Figure 8
Bunker Hill Community College - Primary Service Area

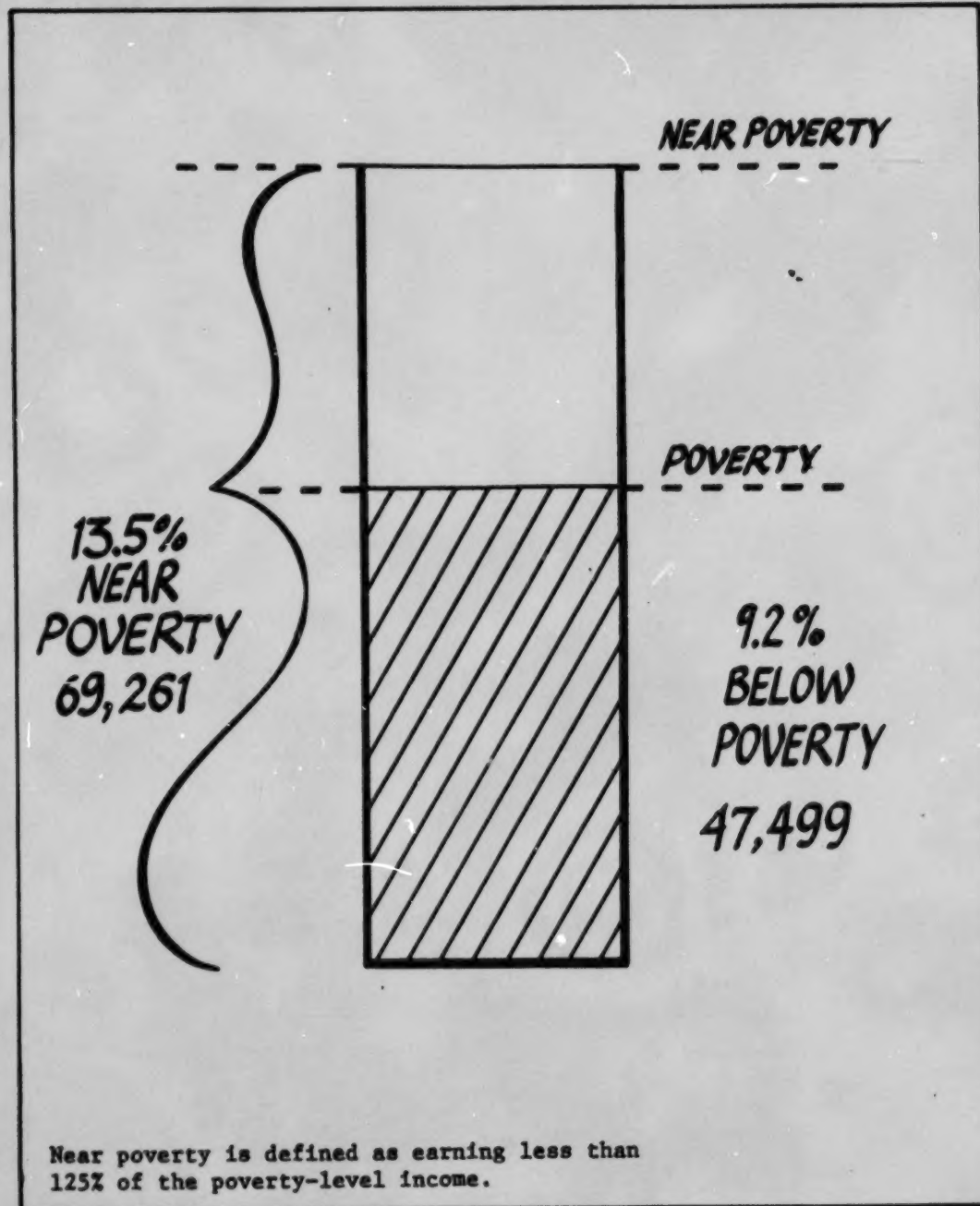
OCCUPATIONAL LEVEL



Source: 1970 Federal Census

Figure 9
Bunker Hill Community College - Primary Service Area

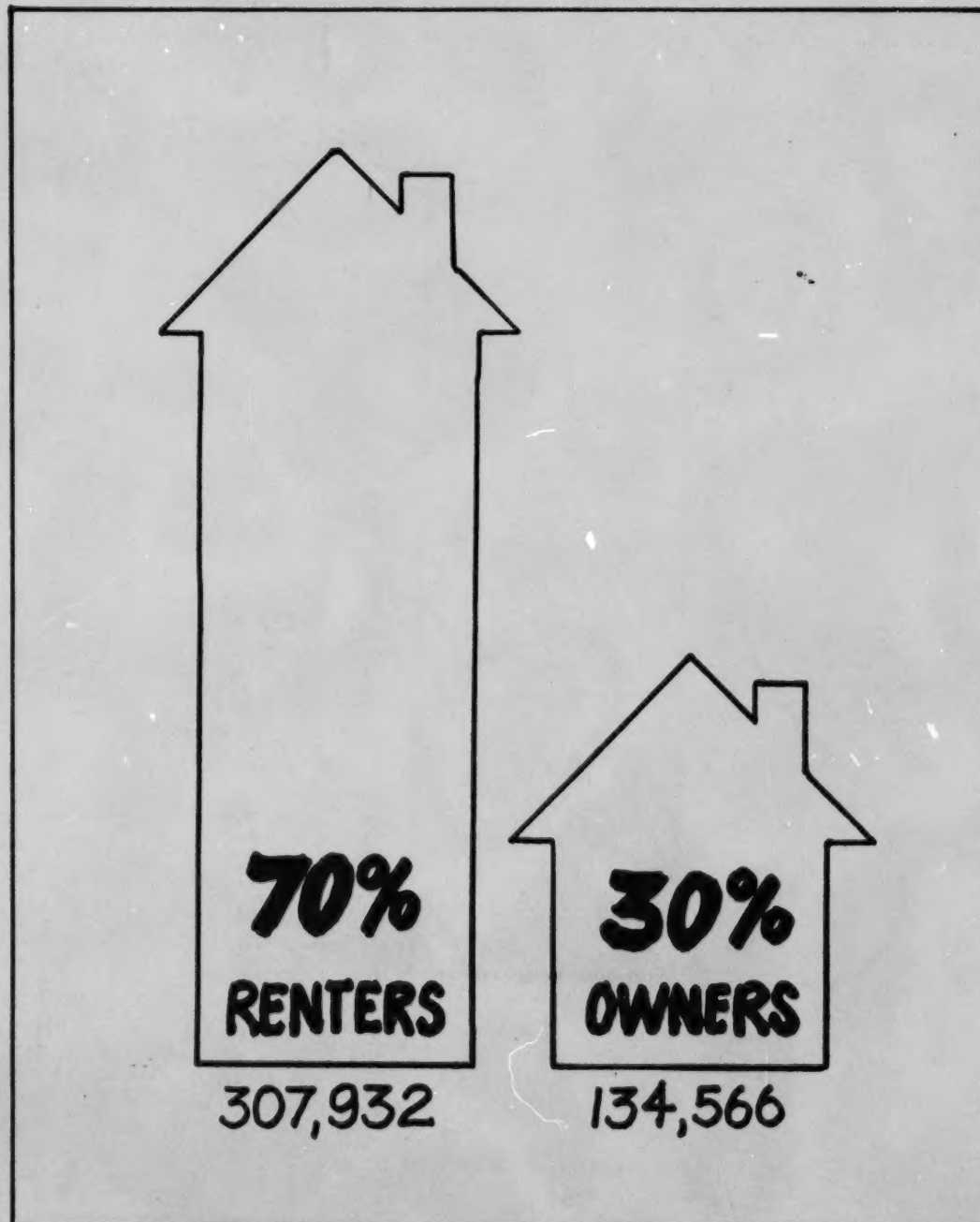
POVERTY LEVELS



Source: 1970 Federal Census

Figure 10
Bunker Hill Community College - Primary Service Area

HOUSING OCCUPANCY



Source: 1970 Federal Census

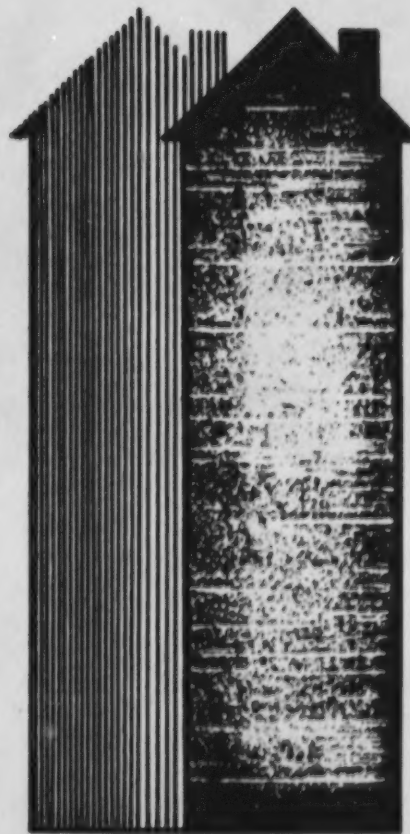
Figure 11
Bunker Hill Community College - Primary Service Area

RESIDENTIAL MOBILITY

BETWEEN 1965-70



52%
STABLE



48%
MOVED

Source: 1970 Federal Census

TABLE 1

POPULATION GROWTH

BHCC PRIMARY SERVICE AREA

	POPULATION 1975	1965	PERCENT CHANGE 1965-1975	PERCENT CHANGE 1950-1975
<u>INNER BELT</u>				
Boston	637,986	616,326	+3.5%	-20%
Cambridge	102,095	92,677	+10.2	-15
Chelsea	25,066	27,098	-7	-36
Everett	39,713	43,410	-8.5	-5
Somerville	80,596	86,332	-6.6	-21
Winthrop	20,359	20,398	-0.2	+4
<u>OUTER BELT</u>				
Malden	55,814	56,142	-0.6%	-7%
Medford	60,702	60429	0.5	-8
Melrose	32,213	32,105	+0.3	+19
Revere	41,292	42,394	-2.6	+12
Stoneham	21,564	20,109	+7.2	+63

Sources: Massachusetts 1975 Decennial Census.
State of the Region, Metropolitan Area Planning
Council

B. A Comparative Analysis of Communities within the Primary Service Area
Population Growth

Like many major cities in the U.S., the City of Boston experienced a sharp decline in its population in the last 30 years. According to census data compiled by the Metropolitan Area Planning Council (M.A.P.C.), Boston suffered a 20% loss of population from 1950-1975. Recently this trend appeared to be moderating. Based on the MA 1975 Decennial Census, the number of residents of Boston went from 616,326 to 637,986, between the years 1965-1975, an increase of 3.5%. (Preliminary results from the 1980 census are signalling a severe drop in population for the city. However, these results are being challenged by Boston officials.)

Cambridge has experienced a similar trend, with a 15% population drop between 1950-1975, but an increase of 10.2% between 1965-1975. On the other hand, the data from both sources indicate continuing signs of declining population for Somerville, Everett and Chelsea. Winthrop is the only inner belt community to have experienced an overall increase in population, (4%) from 1950-1975, although a slight decrease was noted in the decennial census (-2%).

Generally the outer belt communities have not suffered the serious decline in population that many of the inner belt communities have experienced. In fact, three of the communities have grown significantly since 1950, benefitting from the national trend toward suburbanization. These are Revere (12%), Melrose (19%), and Stoneham (63%). In contrast, Malden and Medford both suffered overall declines in population during that period (-7% and -8% respectively), although not as drastic as most of the inner belt communities.

Using the decennial census to examine short-term population growth, most of the communities in the outer belt remained relatively

stable between 1965-1975. Revere experienced the largest decrease in population (-2.6%) and Stoneham the largest increase (7.2%).

(See Table 1.)

TABLE 2

RACIAL COMPOSITION

BHCC PRIMARY SERVICE AREA POPULATION

	1960		1970	
<u>INNER BELT</u>	% WHITE	% NON-WHITE	% WHITE	% NON-WHITE
Boston	90.2%	9.8%	81.9%	18.1%
Cambridge	93.7	6.3	91.1	8.9
Chelsea	98.8	1.2	97.5	2.5
Everett	98.4	1.6	98.5	1.5
Somerville	99.5	0.5	98.4	1.6
Winthrop	99.7	0.3	99.6	0.4
<u>OUTER BELT</u>				
Malden	98.6%	1.4%	98.3%	1.7%
Medford	98.2	1.8	97	3.0
Melrose	99.7	0.3	99.3	0.7
Revere	99.6	0.4	99.8	0.2
Stoneham	99.6	0.4	99.3	0.7

Source: Data Kits, Metropolitan Area Planning Council

Racial Composition

Historically, minorities settled in urban areas in large numbers because the city was an employment center. In the recent past, however, corporations in need of room for expansion have been moving out into the suburbs. Minority populations have not yet made a similar residential move for a variety of reasons, including discrimination and lack of low income housing in the suburbs. Boston and the cities and towns in BHOC's service area typify this traditional pattern of non-white settlement.

The city of Boston experienced the most significant change in racial composition between 1960-1970, an increase in non-white population from 9.1% and 18.2%. (It should be noted that this percentage increase does not necessarily indicate a comparable numerical increase, since it is significantly influenced by white movement out of the city.) In comparison, the racial composition of the cities and towns in the service area outside Boston remained fairly stable and the non-white population small. The percentage of the total non-white population for these communities in 1970 was only 2.2%, a slight increase from 1960 (1.7%). Even when racial composition is examined for the entire service area including Boston, the non-white population in 1960 was 6.6% and increased to only 11.5% by 1970, far below the average for most metropolitan areas in the U.S..

In the inner belt communities, no city except Boston increased its non-white population by more than 3% of the total and many less than 1%. However, since many of these communities had extremely small minority population in 1960, the relative increase by 1970 is high. Everett is the only community in the inner belt that experienced a slight decrease in non-white population, from 1.6% in 1960 to 1.5% in 1970.

The change in racial composition in the outer belt communities was minor between 1960 and 1970. Medford is the only community to have an increase in total population of more than 1% non-white. Malden, Melrose, and Stoneham had much smaller increases in non-white population. Revere was the only outer belt community to have a slight decrease in non-white population (.4% to .2%). (See Table 2.)

TABLE 3

ETHNICITY

BHCC PRIMARY SERVICE AREA POPULATION

	% FOREIGN STOCK	UK	EIRE	POLISH	USSR	ITALY	CANADA	SPANISH DESCENDENTS
<u>INNER BELT</u>								
Boston	37%	1.6%	8.0%	1.3%	2.9%	7.0%	6.0%	3.0%
Cambridge	38	3.0	5.0	1.4	1.3	4.0	8.0	2.0
Chelsea	43	1.0	3.0	6.0	9.0	9.0	8.0	5.0
Everett	45	2.0	5.0	0.8	2.0	21.0	10.0	1.0
Somerville	44	1.0	8.0	.6	0.5	13.0	10.0	0.4
Winthrop	36	3.0	4.0	1.0	7.0	9.0	6.0	1.0
<u>OUTER BELT</u>								
Malden	40%	2.5%	4.7%	1.2%	4.1%	9.0%	10.0%	0.1%
Medford	41	2.5	5.9	0.8	1.3	18.0	7.0	0.3
Melrose	32	3.0	4.0	0.4	0.7	6.0	13.0	0.1
Revere	44	2.0	3.0	1.0	5.0	23.0	5.0	0.3
Stoneham	33	3.0	5.0	0.5	1.0	9.0	10.0	0.8

Source: 1970 Federal Census

Nativity

As a port city, Boston has been the entry point for many different immigrant groups over the years. This is reflected in the diverse ethnic populations found in the city of Boston and in the other cities and towns nearby. For example, only 63% of the population of Boston was U.S. born with native parents while 37% was foreign born or of foreign or mixed parentage (foreign stock). The other communities are similar, with most having an even greater percentage of foreign stock. These are Cambridge (38%), Somerville (44%), Everett (45%), Chelsea (43%) and Winthrop (36%). Most of those individuals born of foreign stock originated in Ireland, Italy and Canada although both Chelsea and Winthrop contain a sizeable percentage of U.S.S.R. foreign stock. In addition Chelsea claimed a significant percentage of people listed as being of Spanish origin or descent (5%).

In Boston the highest percentage of people of foreign stock claimed Ireland as their country of origin (8%), followed closely by Italy (7%). In Somerville, Everett, and Winthrop the highest percentage claimed Italy as their country of origin (13%, 21%, and 9% respectively) while in Cambridge it was Canada (8%). In Chelsea the Eastern European population is largest (U.S.S.R. 9%, and Poland 6%) although the Italian population remained high (9%).

The outer belt communities also have large ethnic populations. Revere has the largest percentage of people of foreign stock (44%) followed closely by Malden and Medford. Stoneham and Melrose have the smallest population of people of foreign stock. (33% and 32% respectively).

Most of the individuals born of foreign stock in the outer belt cities originated in the same countries as those in the inner belt - Italy, Ireland and Canada - but the ethnic breakdown is different. In three of

the cities, Malden, Melrose, and Stoneham, the highest percentage of individuals of foreign stock claimed Canada as the country of origin. In Revere and Medford, Italy was claimed most frequently as the country of origin (23% and 18% respectively). Revere, neighboring the inner belt community of Chelsea, also had the largest percentage of people born of U.S.S.R. foreign stock (5%) in the outer belt. (See Table 3.)

TABLE 4

DISTRIBUTION BY AGE GROUP AND SEX

BHCC PRIMARY SERVICE AREA POPULATION

	Under 5		5-19		20-34		35-54		55-64		65-and over		Median Age
<u>Inner Belt</u>													
Boston	M	4		13		11		9		4		5	
	F	4	8%	13	26%	13	24%	10	19%	6	10%	8	13%
Cambridge	M	3		11		20		8		3		4	
	F	3	6%	9	20%	17	37%	9	17%	5	8%	8	12%
Chelsea	M	4		13		11		10		6		6	
	F	4	8%	12	25%	9	20%	12	22%	6	12%	8	14%
Everett	M	4		13		9		11		5		5	
	F	4	8%	12	25%	10	19%	12	23%	7	12%	8	13%
Somerville	M	4		13		11		10		4		5	
	F	4	8%	13	26%	12	23%	11	21%	6	10%	7	12%
Winthrop	M	3		13		9		11		5		5	
	F	4	7%	13	26%	11	20%	12	23%	6	11%	8	13%
<u>Outer Belt</u>													
Malden	M	4		12		10		10		5		5	
	F	4	8%	12	24%	11	21%	12	22%	6	11%	9	14%
Medford	M	4		14		10		11		4		5	
	F	4	8%	13	27%	10	20%	12	23%	6	10%	7	12%
Melrose	M	4		14		8		11		4		5	
	F	4	8%	15	29%	9	17%	12	23%	6	10%	8	13%
Revere	M	4		13		9		12		5		5	
	F	4	8%	12	25%	10	19%	13	25%	6	11%	7	12%
Stoneham	M	4		15		7		9		8		4	
	F	4	8%	15	30%	9	16%	13	22%	6	14%	6	10%

Source: 1970 Federal Census

33

N.B. In the 1970 census, the baby boom cohort is 11-23.

Age Patterns

Individuals born between the years 1947-1959 are members of the "baby boom" cohort, a period when the birth rate increased dramatically from the Depression Years to over 3 children per family. (In contrast, by 1972 the birth rate had dropped below the replacement level of 2.1 children per family.) The effect of this "baby boom" cohort is to shift the population distribution as this group ages, increasing the median age of the communities. For example, in 1970 the median age for the inner belt communities ranged from 26.8 in Cambridge to 32 in Everett, while median age for the outer belt communities was generally higher varying from 30.5 in Melrose and Stoneham to 33 in Revere. As the median age continues this upturn swing, this may signal a new direction from many institutions. For instance, our College data for Fall 1980 indicate that 51.4% of the student body is 21 or over, 42.5% from the baby boom cohort.

Approximately 11% of the population nationwide is elderly, 65 and over. However, as young adults and families move to the "growth areas" for employment, the Southwest and West, the percentage of elderly in certain areas of the country like New England will increase. In BHOC's primary service area, for example, the percentage of elderly 65 and over was above average in 1970. The elderly population in the inner belt communities averaged 13%, Chelsea having the highest (14%) and Cambridge and Somerville the lowest (12%). The percentage of the elderly in the outer belt communities ranged from Malden with the high of 14% to Stoneham with 10%. (See Table 4.)

TABLE 5
FEMALE-HEADED HOUSEHOLDS
BHCC PRIMARY SERVICE AREA

Inner Belt

Boston	22.4%
Cambridge	17.4%
Chelsea	17.2%
Everett	13.4%
Somerville	16.0%
Winthrop	12.0%

Outer Belt

Malden	14%
Medford	13%
Melrose	10%
Revere	12.2%
Stoneham	9.7%

Source: 1970 Federal Census

Family Structure

As divorce rates continue to climb in the U.S., single parent families, typically headed by the mother, are becoming common.

In the city of Boston in 1970, approximately 78% of family households were husband-wife families while 22% were headed by females. Most of the communities in the inner belt had somewhat smaller percentages of female-headed families - Cambridge 17.4%, Chelsea 17.2% and Somerville 16%. The two remaining communities had a significantly higher number of husband-wife families than Boston and a correspondingly smaller number of female headed-families (13.4% and 12% respectively).

The outer belt communities generally had a much smaller percentage of female-headed families than Boston and the inner belt communities as indicated below. (See Table 5.)

TABLE 6
EDUCATIONAL ACHIEVEMENT
(25 yrs. and over)

BHCC PRIMARY SERVICE AREA POPULATION

	TOTAL			*BLACK		
	COMPLETED H.S.	COMPLETED COLLEGE	LESS THAN H.S.	COMPLETED H.S.	COMPLETED COLLEGE	LESS THAN H.S.
<u>INNER BELT</u>						
Boston	34%	10.3%	47%	33%	4%	55%
Cambridge	24	30.1	37	31	12	47
Chelsea	32	4	59	32	--	62
Everett	37	5	53	36	8	43
Somerville	35	6	53	28	20	42
Winthrop	46	11	30	NA	NA	NA
<u>OUTER BELT</u>						
Malden	39%	6%	47%	33%	6%	53%
Medford	43	7.5	40	42	9	31
Melrose	43	16	32	NA	NA	NA
Revere	40	5	49	NA	NA	NA
Stoneham	44	15	27	NA	NA	NA

Source: 1970 Federal Census

*Data available for cities with black populations of 400 or more.

Education

Educational achievement is one measure of standard of living, directly related to both occupation and income. As such, educational achievement, i.e., the number of high school and college graduates might be a useful indicator of occupational and economic potential of the residents of the various cities and towns in the primary service area.

Looking at the level of educational achievement for those 25 and over in Boston and the inner belt communities, surprisingly diverse patterns appear. In the city of Boston 34% of those 25 and over finished high school and another 10.3% graduated from college. Chelsea, Everett, and Somerville have similar or higher percentages of high school graduates (32%, 37%, and 35% respectively) but much lower proportions of college graduates (4%, 5%, and 6%).

Cambridge, on the other hand, has a smaller proportion of high school graduates (24%) but an extremely high percentage of college graduates (30%). It is likely that the high number of college graduates for both Boston and Cambridge is related to the number of universities in these areas and their graduates, many of whom come from out of state but have since become permanent residents.

The level of educational achievement in Winthrop is higher than the city of Boston in both categories, 46% graduating from high school and another 11% from college.

Compared to the inner belt cities, with the exception of Winthrop, the outer belt communities generally have a much higher percentage of their population completing high school. In Malden, 39% completed 4 years of high school; in Medford and Melrose 43% and in Stoneham 44%. Looking at the data on college graduates in the outer belt, both Melrose and Stoneham have a high percentage of college graduates (16% and 15%

respectively] where as the rest of the communities are relatively similar to most of the inner belt. Of the remaining outer belt communities, Revere had the lowest percentage of college graduates, 5%. Malden had 6.5% and Medford 7.5%.

Another significant statistic to examine is the percentage of adults 25 and over who did not complete high school. In the city of Boston 47% of this population did not graduate from high school while the figure is even higher for Chelsea, Everett and Somerville (59%, 53% and 53% respectively). Cambridge and Winthrop, on the other hand, have much smaller percentage of non-high school graduates than the other communities (37% and 30% respectively).

In the outer belt the cities with the highest percentage of people not completing high school are Malden (47%) and Revere (49%). In Medford, the proportion was slightly lower (40%), and Melrose and Stoneham had the smallest percentage of non-high school graduates (32% and 27% respectively).

Examining data on educational patterns for Blacks 25 and over, the percentage of Blacks graduating from high school is comparable to the total percentages perviously stated for each of the inner belt communities. (Data is not available for Winthrop because the black population is less than 400). However, when data on college graduates and those who never finished high school are examined, significant differences emerge. In Boston, Cambridge, and Chelsea, the percentage of black college graduates is much smaller than the average, while in Everett and Somerville the percentage of blacks graduating from college is higher than the average for the total population. Similar results occur when comparing data on the black population who did

not complete high school with the average. The percentage of black non-high school graduates is higher than the average for three cities, Boston, Cambridge, and Chelsea, but lower for Somerville and Everett.

Because of the small black population in the outer belt, only Malden and Medford are comparable to the average for the total population. Unlike the inner belt however, the percentage of black college graduates is also similar to the average in both Malden and Medford. The percentage of non-high school graduates in the black population is higher (53%) than the average in Malden and in Medford. (See Table 6.)

TABLE 7

OCCUPATIONAL LEVEL

BHCC PRIMARY SERVICE AREA

	PROFESSIONAL MANAGERIAL	SALES	CLERICAL	CRAFTSMEN	OPERATIVES	SERVICE HOUSEHOLD
<u>INNER BELT</u>						
Boston	Avg. 22%	6%	27%	10%	18%	17%
	Black 14	3	22	10	27	24
Cambridge	Avg. 39	4	23	7	14	13
	Black 21	3	26	8	19	23
Chelsea	Avg. 15	6	26	13	27	13
	Black 5	-	24	23	20	27
Everett	Avg. 16	6	26	16	24	12
	Black 19	1	30	10	19	21
Somerville	Avg. 16	6	26	13	25	14
	Black 26	2	24	9	22	17
Winthrop	Avg. 28	8	29	12	12	11
	Black *					
<u>OUTER BELT</u>						
Malden	Avg. 19%	8%	25%	14%	22%	12%
	Black 12	3	21	5	31	28
Medford	Avg. 21	8	28	13	19	11
	Black 26	2	38	8	15	11
Melrose	Avg. 32	9	24	12	14	9
	Black *					
Rivers	Avg. 17	9	26	15	20	13
	Black *					
Stoneham	Avg. 31	7	23	14	14	11
	Black *					

*Data is unavailable

Source: 1970 Federal Census.

Occupation

Occupation is an important factor in determining quality of life. Using the 1970 census, the largest category of workers in Boston is clerical and 55% of Boston's work force is in white-collar occupation (sales, clerical, professional).

Both Cambridge and Winthrop have percentages of white-collar workers (66% and 65% respectively), Cambridge having the largest percentage of professional workers and managers (39%) and Winthrop having slightly higher percentages than Boston in all white-collar categories.

The highest percentage of workers for both Everett and Somerville is clerical but both have a smaller percentage of workers in the professional category (16%) and a much higher percentage in the operatives category (24% and 25% respectively) than the city of Boston. Both cities have a smaller percentage of white-collar workers than Boston, 48%. In Chelsea, the largest percentage of workers falls into the operatives category (27%) and Chelsea also has the smallest percentage of professionals (15%). The total percentage of white-collar workers in Chelsea is 47%.

In the outer belt, Melrose and Stoneham have the highest percentage of workers in the professional category (32% and 31% respectively) and the highest percentage of white-collar workers (65% and 61% respectively). In contrast, Revere and Malden have the lowest percentage of workers in the professional category (17% and 19% respectively) and the lowest percentage of white-collar workers (52%). The largest percentage of workers in both cities is in the clerical category. Medford has the highest percentage of workers in the outer belt with 28%. Revere and Malden have the highest percentage of workers in both the

operative and service worker categories while Melrose and Stoneham have the lowest.

When data is broken down into racial categories, different patterns begin to emerge. In Boston the largest percentage of black workers is in the service category 24%. The percentage of black professionals is much smaller (14%) and the percentage of operatives higher (27%) than for the city as a whole. The total percentage of white-collar workers is much lower as well (39%).

The largest percentage of black workers in Cambridge and Everett is in the clerical category (26% and 30% respectively). The percentage of black professionals in Cambridge is 21%, lower than the average. In Everett it is 19%, slightly higher than average. In both cities, however, the percentage of black service and household workers is much higher (23% and 21% respectively) than the cities' averages. 50% of the black workers in Cambridge and Everett are white-collar, considerably lower than the Cambridge average, but slightly higher than the average in Everett.

The highest percentage of black workers in Somerville fall into the professional category (26%), much higher than that city's average. The differences in the other categories are small with a slightly smaller percentage of black craftsmen and operatives and a slightly larger percentage of black service and household workers. The percentage of black white-collar workers (52%) is higher than the city's average.

In Chelsea as in Boston, the highest percentage of black workers is in the service/household worker category (27%). The percentage of professionals is also much smaller (5%) than the average. On the other hand, 23% of black workers are in the craftsmen foreman category in comparison to 13%

for the city average, while the percentage of black operatives, is smaller (20%) than the city as a whole (27%). The percentage of black white-collar workers is much smaller (29%) than the city average. No census information is available on black workers for Winthrop since the total black population is less than 400.

In the outer belt data on black workers is available for only two communities, Malden and Medford, and the differences between the two are striking. In Medford the black population has a higher percentage of workers in both the professional and clerical categories than average while in Malden the percentage of black workers in those categories is lower than the city's average. On the other hand, the black population in Malden has a higher percentage of workers in the operatives and service/household worker category (31% and 28% respectively) than the city average, while the percentage of Medford's black population in those categories is lower than average for the total population. 66% of Medford's black workers are in white-collar occupations in contrast to 36% in Malden. (See Table 7.)

TABLE 8

INCOME LEVEL

BHCC PRIMARY SERVICE AREA

	TOTAL			*BLACK		
	Median Income	% below Poverty	% below 125% of Poverty	Median Income	% below Poverty	% below 125% of poverty
<u>Inner Belt</u>						
Boston	9133	11.7	16.7	6436	25.3	34.4
Cambridge	9815	8.6	12.1	8415	15.5	17.9
Chelsea	8973	11	15.4	NA		
Everett	10086	5.8	9.2	9381	15.2	15.2
Somerville	9594	7.5	11.4	9400	8.3	16.7
Winthrop	11685	4.5	7.2	NA		
<u>Outer Belt</u>						
Malden	10204	6.4	10.2	8688	13.9	21.4
Medford	11145	4.4	7.2	11800	3.9	5.4
Melrose	12424	3.7	5.4	NA		
Revere	10325	6.6	9.9	NA		
Stoneham	12281	2.9	4.9	NA		

*Data available for cities with black populations of 400 or more.

Source: 1970 Federal Census

Income

Median income is an important measure of standard of living. Although the figures presented are taken from the 1970 census and are obviously outdated, they may still be useful as a basis for comparing different communities.

For example, in the inner belt, Chelsea has the lowest median income at \$8973 while Winthrop has the highest at \$11685.

Comparative figures for the black population are much lower. The median income for blacks in the city of Boston is the lowest at \$6436 and highest in Somerville at \$9400. Figures are unavailable for Chelsea and Winthrop.

The median income for the total population and the black population is most similar in Somerville where the total median income is only .02% higher (\$9594 to \$9400). In Boston the difference is greatest: \$9133 for the total population and \$6436 for the black population, a 41% difference in median income between the two groups.

In the outer belt, Melrose and Stoneham have the highest median incomes (\$12424 and \$12281 respectively) while Revere and Malden have the lowest (\$10325 and \$10204 respectively). The median income of all the outer belt cities is consistently higher than the median income for the inner belt, with the exception of Winthrop. Median income for the black population in the outer belt is available only for Malden and Medford. In Malden the median income for blacks is \$8688, 17% lower than the city average while in Medford the median income of the black population is 6% higher than the average \$11,800. (See Table 8.)

Poverty

Another index that may be useful in judging standard of living in a community is the poverty level. In the inner belt, Winthrop has the lowest poverty rate (4.5%) while Boston has the highest (11.7%). Comparing these figures to the black poverty levels, Somerville is the lowest at 8.3% and once again Boston is highest at 25.3%, double the average.

Examining the percentage of the population living at less than 125% of poverty is another useful indicator since this population fluctuates in and out of poverty and may be significantly larger than the poverty level. Winthrop has the smallest percentage of its population at near poverty (7.2%) while Boston has the largest at 16.7%. Again, the percentage of the black population at "near poverty" is largest in Boston at 34.4%.

In the outer belt, Stoneham has the lowest poverty level at 2.9% while Revere and Malden are highest with 6.6% and 6.4% respectively. Data on the black poverty level is available only for Malden and Medford and indicates that in Malden the percentage of the black population in poverty (13.9%) is more than twice the average while in Medford the percentage of blacks below poverty (3.9%) is slightly lower than the city average.

Similar results appear when data on "near poverty" levels are examined. Stoneham has the lowest percentage of its population in that category (4.9%) and Malden and Revere the highest (10.2% and 9.9% respectively). Using the available data on the black population, the percentage of people in Malden at 125% of poverty (21.4%) is double the city average while in Medford the figure is lower (5.4%) than the average. (See Table 8.)

TABLE 9

PERCENT OF WORK FORCE UNEMPLOYED

BHOC PRIMARY SERVICE AREA

	1975	1976	1977	1978	1979	1980 May
<u>Inner Belt</u>						
Boston	12.7	11.1	9.5	7.2	6.4	6.4
Cambridge	11.8	10.2	8.8	6.6	5.9	5.9
Chelsea	11.2	9.8	8.3	6.3	5.6	5.6
Everett	13.4	11.7	10.0	7.6	6.8	6.8
Somerville	11.0	11.1	9.5	7.2	6.5	6.4
Winthrop	11.8	10.3	8.8	6.6	5.9	5.9
STATE	11.2	9.5	8.1	5.8	5.5	6.4
<u>Outer Belt</u>						
Malden	10.5	9.1	7.8	5.9	5.2	5.2
Medford	9.4	8.2	6.9	5.2	4.6	4.6
Melrose	8.6	7.5	6.3	4.8	4.2	4.2
Roslindale	14.2	12.4	10.7	8.1	7.2	7.2
Stonaham	11.0	9.6	8.2	6.2	5.5	5.5

Source: MA Department of Employment Statistics

Unemployment

The unemployment rate for the city of Boston and the inner belt communities has been higher than the state average for the last 5 years almost consistently. In 1975 the state unemployment rate was 11.2%. Somerville had a slightly lower rate at 11% while Everett had the highest unemployment rate for the inner belt at 13.4%. The unemployment rate in Everett has continued to be highest of all inner belt communities through May 1980.

From 1976-1980 Chelsea has had the lowest rate for the inner belt communities although still higher than the State rate, with the exception of the May 1980 rate. In May 1980 the State unemployment rate was 6.4% while Chelsea's rate was 5.6%. Unemployment rates went below the average in May in two other inner belt communities, Winthrop and Cambridge, each reporting 5.9%.

The unemployment rates for the outer belt communities are in marked contrast to the inner belt. Revere is the only community in the outer belt that has annually had a higher unemployment rate than the State average between 1975-1980. In fact Revere's unemployment rate is the highest in the entire service area. Stoneham was the only other community whose rate ever exceeded the State average between 1976-1978 and was still lower than the inner belt communities. Of the outer belt communities Melrose had the lowest unemployment rate for the 5 year period. (See Table 9.)

TABLE 10

OCCUPANCY

PERCENT OF HOUSEHOLD UNITS BY OWNERSHIP

BHCC PRIMARY SERVICE AREA

	TOTAL		*BLACK	
	OWNER- OCCUPIED	RENTER- OCCUPIED	OWNER- OCCUPIED	RENTER- OCCUPIED
<u>Inner Belt</u>				
Boston	26%	74%	17%	83%
Cambridge	19	81	23	77
Chelsea	27	73	0	100
Everett	42	58	55	45
Somerville	33	67	27	73
Winthrop	51	49	NA	
<u>Outer Belt</u>				
Malden	46	54	22	78
Medford	59	41	61	39
Melrose	69	31	NA	
Revere	52	48	NA	
Stoneham	63	37	NA	

*Data available for cities with black populations of 400 or more

Source: 1970 Federal Census

Housing

Housing information can provide many insights into the character of a community. One such piece of data is the percentage of households who live in renter or owner-occupied housing. Such a figure may be an indicator of transiency, housing structures (e.g., single dwelling or multiple units) as well as standard of living.

In the city of Boston in 1970 26% of the total number of households lived in owner-occupied housing while 74% lived in renter-occupied housing. Of the inner belt communities, Cambridge had the lowest percentage of owner-occupied housing (19%) while Winthrop had the highest (51%). Everett also had a fairly high percentage of households in owner-occupied housing (42%). Everett also had the largest percentage of black households in owner-occupied housing (55%) while Chelsea, with a 27% owner-occupied average for the city, had not one black household in owner-occupied housing. No data on black households was available for Winthrop.

With the exception of Winthrop the outer belt had a higher percentage of owner-occupied housing than the inner belt, ranging from Malden with 46% to Melrose with 69%. Using data available on black households in Malden and Medford, the percentage of blacks living in owner-occupied housing in Malden was much smaller (22%) than the average while in Medford the figure was slightly higher (61%) than the average for the city. (See Table 10.)

TABLE 11
RESIDENTIAL MOBILITY
BHCC PRIMARY SERVICE AREA

	TOTAL	*BLACK
	Same house 1965-70	Same house 1965-70
<u>Inner Belt</u>		
Boston	50%	35%
Cambridge	45%	48%
Chelsea	60	27
Everett	65	83
Somerville	61	40
Winthrop	65	NA
<u>Outer Belt</u>		
Malden	61%	73%
Medford	68	65
Melrose	65	NA
Riverside	65	NA
Stoneham	64	NA

*Data available for cities with black populations of 400 or more.

Source: 1970 Federal Census

Residential Mobility

Residential mobility patterns are another example of housing data that provide significant information about the community. By examining geographic mobility between 1965 and 1970, patterns emerge that may be indicators of economic stability and social mobility of the community residents, upward or downward.

In Boston in 1970, 50% of the total population but only 35% of the black population lived in the same housing unit in 1965. Cambridge had the lowest percentage of stable residents from 1965-1970, (45%) with the black population being somewhat higher (48%). Again it should be noted that Cambridge is a university town and that the undergraduate and graduate student populations may largely account for the low percentage of residential stability. In comparison, the other inner belt communities have fairly high percentages of residential stability, ranging from 60-65%. The figures for the black populations range, in contrast, from a low of 27% in Chelsea to a high of 83% in Everett.

The outer belt communities have a similarly high percentage of residential stability ranging from 68% in Melrose to 61% in Malden. The black population in Malden has an even higher rate than the city average (73%) while in Medford it is slightly lower than the average (65%). (See Table 11.)

TABLE 12

HOUSING UNIT VACANCY RATES

BHCC PRIMARY SERVICE AREA

	VACANCY RATE
<u>Inner Belt</u>	
Boston	4.6%
Cambridge	2.2
Chelsea	4.5
Everett	1.8
Somerville	1.6
Winthrop	4.1
<u>Outer Belt</u>	
Malden	1.4%
Medford	0.9
Melrose	0.9
Revere	2
Stoneham	0.9

Source: 1976 Massachusetts Municipal Guide

Vacancy Rates

Besides indicating the percentage of housing stock available, vacancy rates will affect the degree of difficulty residents have in finding new dwellings if household size or economic standing changes. And given the mechanics of supply and demand, the lower the percentage of housing available the more likely what is available will be costly.

In 1976 the lowest vacancy rate in the inner belt was recorded in Somerville (1.6%) while Boston had the highest vacancy rate (4.6%). The vacancy rate in the outer belt communities was generally much lower than that in the inner belt. Medford, Melrose, and Stoneham had the lowest vacancy rates (.9%) while Revere had the highest (2%). However, it is important to note the recent trend toward condominium conversion, especially in the inner belt areas of Boston and Cambridge. This has had a negative impact on the amount of rental housing in many communities which would considerably lower some of these 1976 figures. (See Table 12.)

TABLE 13

LOW-INCOME HOUSING

COMPARISON OF ASSISTED HOUSING UNITS WITH LOW-INCOME HOUSEHOLDS

BHCC PRIMARY SERVICE AREA

	% of Assisted Units	% of Low-Income Households
<u>Inner Belt</u>		
Boston	17%	33%
Cambridge	14%	26%
Chelsea	12	25
Everett	6	23
Somerville	9	28
Winthrop	6	23
<u>Outer Belt</u>		
Malden	12%	22%
Medford	8	17
Melrose	7	12
Revere	8	22
Stoneham	8	13

Source: Area Housing Opportunity Plan, Metropolitan
Area Planning Council

Housing Needs

Assisted units are housing units that are in any way subsidized, including housing projects and individual rent subsidies. The percentage of assisted units in both the inner belt and outer belt must not be examined alone, but rather in the context of the communities' low-income population (the people most likely to need subsidized housing) to see how successfully each community is meeting its assisted housing need. For example the city of Boston has the highest percentage of low-income households (33%) but also the highest percentage of assisted units (17%). Everett and Winthrop each have 6% assisted units, the smallest percentage in the inner belt communities, and 23% low-income households.

The outer belt communities have a relatively low percentage of low-income households ranging from 12% in Melrose to 22% in Malden. The percentage of assisted housing units is also low in these communities ranging from 7% in Melrose to 12% in Malden. The ratio of low-income household to assisted units is lowest in Melrose and Stoneham and highest in Revere. (See Table 13.)

The State of Massachusetts has attempted to find a solution to meet the regional need for low and moderate income housing by passing an "anti-snob" law (Chapter 774 of the Acts of 1969). This law states that low and moderate housing should comprise 10% of a community's housing stock. Otherwise a developer may appeal a local denial of a permit to the State. Based on this law, three of the inner belt communities, Everett, Somerville, and Winthrop, have not adequately met regional standards for low and moderate income housing. In the outer belt all the communities except Malden have less than 10% assisted units and are therefore vulnerable to the enforcement of this law.

TABLE 14

COMPARISON OF FAMILY AND ELDERLY
LOW AND MODERATE INCOME HOUSING NEED
MET BY SUBSIDIZED HOUSING

BHCC PRIMARY SERVICE AREA

	Family	Elderly
<u>Inner Belt</u>		
Boston	44%	21%
Cambridge	49	27
Chelsea	39	29
Everett	27	17
Somerville	28	23
Winthrop	18	32
<u>Outer Belt</u>		
Malden	36%	39%
Medford	36	33
Melrose	14	57
Revere	24	38
Stoneham	37	46

Source: Area Housing Opportunity Plan, Metropolitan
Area Planning Council

Although this law attempts to provide for the housing need of regional low-income residents, no designation is made to the type of housing provided to meet the requirements, whether family or elderly units. Therefore it is possible for a community to meet the 10% requirement by "over-meeting" one need while making little or no effort to satisfy the other (e.g., creating more elderly housing units while minimizing the number of low-income family housing units added to the housing stock).

Of the inner belt communities Cambridge and Boston have made the greatest effort in meeting housing need for low and moderate income families (51% and 56% respectively) while only meeting 27% and 21% of elderly housing need. In contrast Winthrop has met 38% of its elderly housing need yet only 18% of its family housing need.

In the outer belt, Malden and Medford have made the greatest effort to meet low and moderate income family housing need (36%) and have met approximately the same proportion of elderly need. However the other outer belt communities, Melrose, Revere, and Stoneham, have met a considerably larger percentage of the elderly need in contrast to the percentage of family need met. The greatest discrepancy is in Melrose which has met 57% of the elderly need but only 14% of family housing need. (See Table 14.)

TABLE 15

POPULATION DENSITY

BHCC PRIMARY SERVICE AREA

	DENSITY
<u>Inner Belt</u>	
Boston	14846
Cambridge	16058
Chelsea	16465
Everett	12644
Somerville	22590
Winthrop	13035
<u>Outer Belt</u>	
Malden	10937
Medford	7844
Melrose	7015
Revere	7254
Stoneham	3454

Source: 1970 Federal Census

II
MINI - PROFILES
of the
CITIES AND TOWNS
in the

BUNKER HILL COMMUNITY COLLEGE
PRIMARY SERVICE AREA

MINI - PROFILE

B O S T O N

POPULATION (1975)	637,986
POPULATION GROWTH 1965-75	3.5%
DENSITY	14,846 per sq. mile
NON-WHITE POPULATION	18.1%
MEDIAN AGE	28.1
under 5	8%
5-19	26%
20-34	24%
35-54	19%
55-64	10%
65 and over	13%
FOREIGN STOCK	37%
FEMALE-HEADED HOUSEHOLDS	22%
HIGH SCHOOL GRADUATES	57%
WHITE-COLLAR WORKERS	55%
MEDIAN INCOME	\$9,133
POVERTY LEVEL	11.7%
LOW-INCOME HOUSEHOLDS-1978	33%
ASSISTED HOUSING-1978	17%

Sources: Unless otherwise indicated the source is the U.S. Census-1970. Population & Population Growth Data are from the Massachusetts Decennial Census. Low-Income Households and Assisted Housing Data are from the Massachusetts Office of Planning Policy and Program Development.

Boston

The city of Boston was settled by a chartered company of English Puritans in 1630. In 1632 it became the capital of the Massachusetts Bay Colony and is today the capital of the Commonwealth of Massachusetts.

From early leadership in trade and commerce and recognition as a great world port, Boston has gained renown as an industrial center. Today there are 7 major manufacturers in the city, each with over 1000 employees. Boston has also earned recognition as one of the leading financial and banking centers in the U. S. and has become an educational, medical and research center.

Boston is faced with both problems and opportunities for future growth. The city has disproportionately high taxes, energy costs and cost of living. And increasingly the new jobs created require too much training to meet the employment needs of the resident inner-city worker. However, because of the many educational institutions in the area, a high talent pool exists in the surrounding suburbs which is an asset for attracting high technology, research and development oriented industry.

Boston's population in 1975 was 637,986, an increase of 3.5% since 1965. However between 1950-1975 there was a 20% decline in population growth. The density for the city of Boston in 1970 was 14,846 persons per sq. mile. The non-white population between 1960 and 1970 increased from 9.2% to 18.1% of the total.

Boston contains a relatively high percentage of people born of foreign stock (37%). Of this group, the highest percentage claimed Ireland and Italy as their country of origin.

In regard to family structure, Boston had a higher percentage of female-headed families (22%) than nearby communities and a correspondingly lower percentage of husband-wife families (78%).

43% of Boston's residents did not complete high school, although 34% did graduate and another 10% finished college. Of the black population, only 4% finished college and 55% never graduated from high school.

The largest employment category was clerical (27%) although there was a large percentage of workers employed in professional/managerial occupations (22%). 55% of Boston's workers are white-collar. The largest percentage of black workers in Boston is employed in the service household category (24%). The percentage of black white-collar workers is only 39%.

The median income in Boston in 1970 was \$9,133, in comparison to the black median income of \$6,436, a 41% difference. Boston had the highest poverty level (11.7%) of the communities compared and also the highest percentage of black people living below poverty (34.4%).

Most of Boston's population lived in renter-occupied housing (74%). 83% of black households were in renter-occupied housing.

50% of Boston's population in 1965 was living in the same house in 1970. But only 38% of Boston's black population had not changed residency during that time.

33% of Boston's households are classified low-income but only 17% of its housing is subsidized. Presently Boston has met 56% of its low-income family housing need but only 27% of the elderly housing need.

MINI-PROFILE

C A M B R I D G E

POPULATION (1975)	102,095
POPULATION GROWTH 1965-75	10.2%
DENSITY	16,058 per sq. mile
NON-WHITE POPULATION	9%
MEDIAN AGE	26.8
under 5	6%
5-19	20%
20-34	37%
35-54	17%
55-64	8%
65 and over	12%
FOREIGN STOCK	38%
FEMALE-HEADED HOUSEHOLDS	17.4%
HIGH SCHOOL GRADUATES	63%
WHITE COLLAR WORKERS	66%
MEDIAN INCOME	\$9,815
POVERTY LEVEL	8.6%
LOW-INCOME HOUSEHOLD-1978	26%
ASSISTED HOUSING-1978	14%

Sources: Unless otherwise indicated the source is the U.S. Census-1970. Population & Population Growth Data are from the Massachusetts Decennial Census. Low-Income Households and Assisted Housing Data are from the Massachusetts Office of Planning Policy and Program Development.

Cambridge

In 1630 Newtowne was established and in 1638 renamed Cambridge, in honor of the university town in England from which many of the colonists came. The General Court appropriated funds for the establishment of a university in 1636, later named Harvard in 1639 after John Harvard, a young dissenting minister from England who had bequeathed part of his estate and all his library to the College. The town became famous as the home of this great university and later other colleges, among them Radcliffe and Mass. Institute of Technology.

Industrial development of the town was slow. Until 1846 the town had no factories. However, today Cambridge has several major manufacturing employers, including Polaroid with over 1000 workers, and many with over 500.

Certain problems in Cambridge may limit potential growth, for example increased rents, loss of blue-collar industry due to relocation, and the deterioration of older industrial buildings as industries find cheaper space elsewhere. Opportunities for Cambridge appear to be in newer industries, both in technology and in research development, both of which will require higher skills from labor.

In 1975 Cambridge had a population of 102,095, an increase of 10.2% since 1965, but an overall decrease in population of 15% from 1950-1975. The population density in 1970 was 16,058 persons per sq. mile. In 1960 the non-white population was 6.3% of the total, increasing to 9% by 1970.

38% of the population in Cambridge was born of foreign stock, the largest percentage (8%) citing Canada as their country of origin.

Regarding family structure in 1970, 82.6% were husband-wife families while 17.4% were female-headed.

Cambridge had the highest percentage of college graduates (30%) in its population, probably related to the large number of colleges in the area. Another 24% finished high school, but 37% did not complete four years. 47% of the black population in Cambridge did not finish high school but 12% finished college.

Cambridge has the highest percentage of workers in professional/managerial positions (39%) and the highest percentage of white-collar workers (66%). 50% of the black workers are in white-collar occupations, the largest percentage in the clerical category (26%).

The median income in 1970 was \$9,815, 16% higher than the median income of \$8,415 for the black population. 8.6% of the population in Cambridge was living below poverty, but the percentage of blacks in poverty was almost twice as high (15.5%).

In 1970 only 19% of the population lived in owner-occupied housing, the smallest of all the communities. Cambridge also had the smallest percentage of residents living in the same housing unit in 1970 as in 1965 (45%).

14% of the housing units in Cambridge are subsidized, although 26% of the households are low income. 49% of the housing need for low income families has been met but only 27% of elderly housing need.

MINI-PROFILE

C H E L S E A

POPULATION (1975)	25,066
POPULATION GROWTH 1965-75	-7%
DENSITY	16,465 per sq. mile
NON-WHITE POPULATION	2.5%
MEDIAN AGE	31.9
under 5	8%
5-19	25%
20-34	20%
35-54	22%
55-64	12%
65 and over	14%
FOREIGN STOCK	43%
FEMALE-HEADED HOUSEHOLDS	17.2%
HIGH SCHOOL GRADUATES	41%
WHITE COLLAR WORKERS	29%
MEDIAN INCOME	\$8,973.
POVERTY LEVEL	11%
LOW-INCOME HOUSEHOLDS-1978	25%
ASSISTED HOUSING-1978	12%

Sources: Unless otherwise indicated the source is the U.S. Census-1970. Population & Population Growth Data are from the Massachusetts Decennial Census. Low-Income Households and Assisted Housing Data are from the Massachusetts Office of Planning Policy and Program Development.

Chelsea

A trading post was established at Chelsea in 1624. Incorporated in 1739, Chelsea was the northern terminus of a ferry designed to provide access to the coastal area north of Boston. Aided by the ferry service, Chelsea became a well-known summer resort in the 19th century and later a residential suburb of Boston. However, in the mid-1890's a fire destroyed many of the city's lovely homes and mercantile establishments. In the reconstruction of the city the business section was enlarged and the population became a diverse mix of Irish Catholics, Russian Jews, Italians and Poles. The city today is best known for its huge salvage yards.

Although the city has undergone an extensive urban program, the community's physical condition has continued to deteriorate. In 1973 Chelsea was struck by another fire that eliminated several industries. Another problem Chelsea faces is the large number of upwardly mobile workers who are leaving the area. Industries requiring a skilled work force are also moving outward. Chelsea, at present, has a proliferation of junk industries and an increase in industries that require a less-skilled work force.

In 1975 Chelsea's population was 25,066, a decrease of 7% since 1965. Between 1950-1975 Chelsea suffered a severe drop in population (36%). In 1970 the density for the city was 16,465 people per sq. mile. In 1960 Chelsea was largely a white community (98.8%) and the racial composition remained almost unchanged in 1970, with only 2.5% of the population non-white.

Chelsea has one of the highest percentages of people born of foreign stock (43%), most of these residents claiming their country of origin as the USSR, Italy or Poland.

82.8% of the families are husband-wife families while 17.2% are female-headed.

Chelsea has the highest percentage of non-high school graduates (59%) and the lowest percentage of college graduates (5%). None of Chelsea's black residents completed college and 62% did not finish high school.

Chelsea has the largest percentage of workers in the operatives category (27%) and the lowest percentage of professionals/managers (15%). 47% of the work force is white-collar. Only 5% of Chelsea's black population is professional, while the largest category is Service/Household worker (27%). 29% of Chelsea's black population is white-collar.

In 1970 Chelsea had the lowest median income of all the communities \$8,873, and 11% of its population was living below the poverty level.

Chelsea had a fairly high percentage of residential stability, 60% of its population living in the same house in 1970 as in 1965; the percentage was much lower for black residents (27%).

25% of Chelsea's households are low income and 12% of the housing units are subsidized. 39% of the need for low-income family housing has been met and 29% of the elderly housing need.

MINI-PROFILE

EVERETT

POPULATION (1975)	39,713
POPULATION GROWTH 1965-75	-8.5%
DENSITY	12,644 per sq. mile
NON-WHITE POPULATION	1.5%
MEDIAN AGE	32
under 5	8%
5-19	25%
20-34	19%
35-54	23%
55-64	12%
65 and over	13%
FOREIGN STOCK	45%
FEMALE-HEADED HOUSEHOLDS	13.4%
HIGH SCHOOL GRADUATES	47%
WHITE-COLLAR WORKERS	48%
MEDIAN INCOME	\$10,086
POVERTY LEVEL	5.8%
LOW-INCOME HOUSEHOLDS-1978	23%
ASSISTED HOUSING-1978	6%

Sources: Unless otherwise indicated the source is the U.S. Census-1970. Population & Population Growth Data are from the Massachusetts Decennial Census. Low-Income Households and Assisted Housing Data are from the Massachusetts Office of Planning Policy and Program Development.

Everett

The area known as Everett was settled in 1643 and incorporated as a city in 1892. For 150 years Everett was a fairly prosperous farming community, but by 1885 Everett had changed from an agricultural area to an industrial town with 44 manufacturing establishments. Today the major manufacturing employer is General Electric, with over 1000 employees. There has also been a gradual growth of mixed light/heavy industry. However, little recent commercial growth has occurred in the last 10-15 years.

The population of Everett in 1975 was 39,713, a loss of 8.5% since 1965. The population density in 1970 was 12,644 persons per sq. mile. The racial composition of the community has been predominantly white and stable, with a 1.6% non-white population in 1960 and 1.5% in 1970.

Everett has a large percentage of residents of foreign stock (45%). 21% of these residents claimed Italy as their country of origin.

Regarding family structure, Everett had 76.6% husband-wife families and 13.4% female-headed families.

53% of the residents did not complete high school and only 5% completed college. 8% of Everett's black population completed college and 36% did not finish high school.

The largest percentage of workers was in clerical occupations (26%), followed by operative positions (24%). 48% of the work force was white-collar. The black population has a slightly higher percentage of white-collar workers 19%, 30% in the clerical category. The black population also has a high percentage of service/household workers (21%).

The median income in Everett in 1970 was \$10,086, 17% higher than

the black median income of \$9,381. 5.8% of the population was living below poverty but the rate for the black population was almost 3 times higher (15.2%)..

42% of Everett's residents lived in owner-occupied housing as did an even larger percentage of black residents (55%). Similarly 65% of the population and 83% of the black residents had not changed residences between 1965-1970.

23% of Everett's households are low-income but only 6% of the dwellings are subsidized. Everett has met 27% of its low-income family need but has met a lower percentage of elderly housing need (17%).

MINI - PROFILE

M A L D E N

POPULATION (1975)	55,814
POPULATION GROWTH 1965-75	-0.6%
DENSITY	10,937 per sq. mile
NON-WHITE POPULATION	1.7%
MEDIAN AGE	32
under 5	8%
5-19	24%
20-34	21%
35-54	22%
55-64	11%
65 and over	14%
FOREIGN STOCK	40%
FEMALE-HEADED HOUSEHOLDS	13%
HIGH SCHOOL GRADUATES	53%
WHITE-COLLAR WORKERS	52%
MEDIAN INCOME	\$10,204
POVERTY LEVEL	6.4%
LOW-INCOME HOUSEHOLDS-1978	22%
ASSISTED HOUSING-1978	12%

Sources: Unless otherwise indicated the source is the U.S. Census-1970. Population & Population Growth Data are from the Massachusetts Decennial Census. Low-Income Households and Assisted Housing Data are from the Massachusetts Office of Planning Policy and Program Development.

Malden

Malden was established as a town in 1649 and incorporated as a city in 1881. Before the Revolution, the industry of the section was almost completely agricultural. Improvement of transportation facilities prior to and around the Civil War encouraged industry, making Malden an attractive place for both the establishment of factories and home building. As early as 1837 the shoe industry played the dominant role in the town's manufacturing economy and, with the construction of the Boston and Maine Railroad, Malden attracted new concerns. Today there are 5 major manufacturers in Malden, each with over 100 employees, both skilled and semi-skilled.

Between 1965-1975 the population of Malden remained fairly stable, declining by only 0.6%, although there was a 7% drop between 1950-1975. The population density in 1970 was 10,937 persons per square mile. The non-white population increased only slightly between 1960-1970, from 1.4% to 1.7% of the total.

40% of Malden's residents are born of foreign stock, Canada claimed most frequently as the country of origin.

Regarding family structure, 13% of Malden's families are headed by females.

39% of Malden's residents completed high school while 47% did not. Another 6.5% completed college. 53% of the black population did not complete high school, although 6% did finish college.

The largest category of workers in Malden is clerical (25%), followed by operatives (22%). 52% of Malden's workers are classified white-collar. In contrast, service/household work is the largest

category for the black population (28%). Only 36% of Malden's black population is white-collar.

The median income in Malden is \$10,204, 17% higher than the black median income, \$8,688. The poverty level is 6.4%, although the rate for the black population is more than twice as high (13.7%).

In Malden, 46% of the residents live in owner occupied housing in contrast to 22% of the black residents. However, the percentage of black residents remaining in the same housing between 1965-1970 (73%) is larger than the average (61%).

22% of Malden's household are low-income and 12% of the housing units are subsidized. Malden has met 36% of the family housing need and 39% of the elderly housing need.

MINI - PROFILE

M E D F O R D

POPULATION (1975)	60,702
POPULATION GROWTH 1965-75	0.5%
DENSITY	7,844 per sq. mile
NON-WHITE POPULATION	3.0%
MEDIAN AGE	31.5
under 5	8%
5-19	27%
20-34	20%
35-54	23%
55-64	10%
65 and over	12%
FOREIGN STOCK	41%
FEMALE-HEADED HOUSEHOLDS	13%
HIGH SCHOOL GRADUATES	60%
WHITE-COLLAR WORKERS	57%
MEDIAN INCOME	\$11,145
POVERTY LEVEL	4.4%
LOW-INCOME HOUSEHOLDS-1978	17%
ASSISTED HOUSING-1978	8%

Sources: Unless otherwise indicated the source is the U.S. Census-1970. Population & Population Growth Data are from the Massachusetts Decennial Census. Low-Income Households and Assisted Housing Data are from the Massachusetts Office of Planning Policy and Program Development.

Medford

A group of English industrialists settled in Medford in 1630, and Medford was incorporated as City in 1892. Medford is located along the Mystic River which made possible thriving fisheries, and shipbuilding became one of the earliest industries. Today Medford is primarily a residential suburb of Boston with few major manufacturers with over 100 employees. In recent years both commercial and industrial development have been negligible.

In 1975 Medford had a population of 60,702, a slight increase of .5% since 1965. However there was an 8% decrease between 1950-1975. Population density in 1970 was 7,844 people per square mile. The non-white population of Medford almost doubled between 1960-1970, although the percentage of the total population remained small (3%).

41% of the population was born of foreign stock, the largest percentage citing Italy as their country of origin.

The percentage of female-headed families is low in Medford (13%).

40% of Medford's residents did not finish high school, while 7.5% completed college. Of the black population, 9% graduated from college and 31% did not complete high school.

Most of the workforce in Medford is employed in white-collar occupations (57%), 28% in clerical occupations and 21% in professions. The black population has an even larger percentage of white-collar workers (66%), 38% in clerical positions and 26% in professions.

The median income in Medford in 1970 was \$11,145. The black median income was 6% higher (\$11,800). The percentage of people living below

poverty is 4.4% of the total population and 3.9% of the Black population.

59% of Medford's population lives in owner-occupied housing, most of the residents (65%) remaining in the same housing between 1965 and 1970.

17% of the households are low income and 8% of the housing is subsidized. Medford has met 36% of its low-income family housing need and 33% of its elderly housing need.

MINI - PROFILE

M E L R O S E

POPULATION (1975)	32,213
POPULATION GROWTH 1965-75	0.3%
DENSITY	7,015 per sq. mile
NON-WHITE POPULATION	0.7%
MEDIAN AGE	30.5
under 5	8%
5-19	29%
20-34	17%
35-54	23%
55-64	10%
65 and over	13%
FOREIGN STOCK	32%
FEMALE-HEADED HOUSEHOLDS	10%
HIGH SCHOOL GRADUATES	68%
WHITE-COLLAR WORKERS	65%
MEDIAN INCOME	\$12,424.
POVERTY LEVEL	3.7%
LOW-INCOME HOUSEHOLDS-1978	12%
ASSISTED HOUSING-1978	7%

Sources: Unless otherwise indicated the source is the U.S. Census-1970. Population & Population Growth Data are from the Massachusetts Decennial Census. Low-Income Households and Assisted Housing Data are from the Massachusetts Office of Planning Policy and Program Development.

Melrose

Originally a part of Charlestown and later part of Malden, Melrose became a separate town in 1850. The Boston and Maine Railroad helped increase the city's population and developed Melrose as a residential center. Today Melrose remains a residential center, although some manufacturing exists, particularly in the electronics industry.

Between 1950-75, the population of Melrose increased by 19% and has remained stable over the last ten years. The population in 1975 was 32,213. In 1970 the density was 7,015 per square mile. Between 1960-1970 the non-white population increased only slightly, and in 1970 was still less than 1% of the total.

Melrose has a comparatively low percentage of residents born of foreign stock (32%), 13% of the city claiming Canada as their country of origin.

Regarding family structure, only 10% of the families in Melrose are female headed.

43% of Melrose's residents completed high school and another 16% finished college.

The greatest percentage of workers was in professional/managerial positions (32%) and 65% of all workers were white collar.

The median income of Melrose was the highest of all the communities in 1970, (\$12,424), and the poverty rate was one of the lowest, (3.7%).

Melrose also had the highest percentage of owner-occupied housing (69%) and one of the highest rates for residential stability (-65%) between 1965-70.

12% of the households in Melrose are considered low income and 7%

of the housing units are subsidized. However, there is a great disparity between the low income family and elderly need. 57% of the elderly housing need has been met but only 14% of the family need.

MINI - PROFILE

R E V E R E

POPULATION (1975)	41,292
POPULATION GROWTH 1965-75	-2.6%
DENSITY	7,254 per sq. mile
NON-WHITE POPULATION	0.2%
MEDIAN AGE	33
under 5	8%
5-19	25%
20-34	19%
35-54	25%
55-64	11%
65-and over	12%
FOREIGN STOCK	44%
FEMALE-HEADED HOUSEHOLDS	12.2%
HIGH SCHOOL GRADUATES	51%
WHITE-COLLAR WORKERS	52%
MEDIAN INCOME	\$10,325
POVERTY LEVEL	6.6%
LOW-INCOME HOUSEHOLDS-1978	22%
ASSISTED HOUSING-1978	8%

Source: Unless otherwise indicated the source is the U.S. Census-1970. Population & Population Growth Data are from the Massachusetts Decennial Census. Low-Income Households and Assisted Housing Data are from the Massachusetts Office of Planning Policy and Program Development.

Revere

Settled in 1630, Revere was not incorporated as a city until 1914. The necessity for reclaiming large areas of marsh discouraged settlers, and community life progressed slowly. The now deceased Narrow Gage railroad and the establishment of a nationally known spice manufacturer led Revere out of oblivion.

One of Revere's most notable characteristics is its 3 mile long beach that borders the city, today considered one of the best in Massachusetts with amusement palaces and dance halls. Manufacturing is a minor part of the economic base in Revere as employment is heavily concentrated in trade and service establishments, the result of Revere's character as both a residential suburb and a resort center.

Revere's population grew by 12% between 1950-1975 but experienced a small decline (2.6%) between 1965-1975. The population in 1975 was 41,292. The density in 1970 was 7,254 people per sq. mile. The non-white population of the city decreased slightly between 1960-1970, remaining less than 1% of the population.

44% of Revere's residents are born of foreign stock, 23% claiming Italy as their country of origin.

Only 12.2% of Revere's families were female-headed.

49% of Revere's residents did not complete high school and there was a rather small percentage of college graduates (5%).

The greatest percentage of workers is in the clerical category (26%), and there is also a large percentage of operatives (20%). 52% of the workers occupy white-collar positions.

The median income is \$10,325 and 6.6% of the population is living

below the poverty level.

52% of Revere's residents live in owner-occupied housing and 65% were in the same housing in 1970 as in 1965.

22% of Revere's households are low income and 8% of the housing units are subsidized. 30% of the elderly housing need has been met, but only 24% of the low income family need.

MINI - PROFILE

S O M E R V I L L E

POPULATION (1975)	80,596
POPULATION GROWTH 1965-75	-6.6%
DENSITY	22,590 per sq. mile
NON-WHITE POPULATION	1.6%
MEDIAN AGE	29%
under 5	8%
5-19	26%
20-34	23%
35-54	21%
55-64	10%
65 and over	12%
FOREIGN STOCK	44%
FEMALE-HEADED HOUSEHOLDS	16%
HIGH SCHOOL GRADUATES	47%
WHITE-COLLAR WORKERS	48%
MEDIAN INCOME	\$9,594
POVERTY LEVEL	7.5%
LOW-INCOME HOUSEHOLDS - 1978	28%
ASSISTED HOUSING-1978	9%

Sources: Unless otherwise indicated the source is the U.S. Census-1970. Population & Population Growth Data are from the Massachusetts Decennial Census. Low-Income Households and Assisted Housing Data are from the Massachusetts Office of Planning Policy and Program Development.

Somerville

Somerville was originally a part of the old colony of Charlestown, one of the first of the early settlements. The true development of this area began after the Revolutionary War, and the principal industries were farming and cattle raising. In 1871 Somerville was incorporated as a city and due to its many transportation advantages, many industries were established and the population greatly expanded after the turn of the century. Today the city is the center of a network of highways reaching all New England and an important distribution center. There continues to be a number of major manufacturers in the city but some heavy industry is moving out and scattered industrial areas are declining. Many of Somerville's middle class residents have also moved out to the suburbs.

The population of Somerville in 1975 was 80,596, a 6.6% decrease since 1965. Between 1950-75, Somerville lost 21% of this population. Density in 1970 was 22,590 persons per square mile, one of the highest in the country. The non-white population increased between 1960-70, from 0.5% of the population to 1.6%.

Somerville has a large percentage of people born of foreign stock (44%), 13% citing Italy and 15% Canada as the country of origin.

Regarding family structure, 16% of the families in Somerville are female-headed.

5.3% of Somerville's residents did not finish high school and only 6% graduated from college. Within the black population, a much higher percentage finished college (20%) but 42% did not complete high school.

The greatest proportion of workers is in the clerical category (26%)

followed closely by operative positions (25%). 48% of the work force is in white-collar occupations. A slightly higher percentage of the black population is white-collar (52%), 26% occupying professional/managerial positions, 24% clerical.

In 1970 the median income for Somerville was \$9,594, with 7.5% of the population living below poverty. The figures are approximately the same for the black population.

33% of all Somerville's residents and 27% of the black population live in owner-occupied housing. 61% of the total lived in the same household in 1970 as in 1965, but only 40% of the black population did.

9% of the housing units are subsidized although 28% of the households in Somerville are low income. 28% of the family housing need has been met and 23% of the elderly housing need.

MINI - PROFILE

S T O N E H A M

POPULATION (1975)	21,564
POPULATION GROWTH 1965-75	7.2%
DENSITY	3,454 per sq. mile
NON-WHITE POPULATION	0.7%
MEDIAN AGE	30.5
under 5	8%
5-19	30%
20-34	16%
35-54	22%
55-64	14%
65 and over	10%
FOREIGN STOCK	33%
FEMALE-HEADED HOUSEHOLDS	9.7%
HIGH SCHOOL GRADUATES	73%
WHITE-COLLAR WORKERS	61%
MEDIAN INCOME	\$12,281
POVERTY LEVEL	2.9%
LOW-INCOME HOUSEHOLDS-1978	13%
ASSISTED HOUSING-1978	8%

Sources: Unless otherwise indicated the source is the U.S. Census-1970. Population & Population Growth Data are from the Massachusetts Decennial Census. Low-Income Households and Assisted Housing Data are from the Massachusetts Office of Planning Policy and Program Development.

Stoneham

The city of Stoneham was established in 1725. Stoneham is primarily a residential suburb of Boston, with a limited area zoned for commercial or industrial use.

The population of Stoneham increased significantly between 1950-1975 (63%). The population in 1975 was 21,564, an increase of 7.2% since 1960. The non-white population was 0.4% in 1960; in 1970 it was 0.7%.

33% of the residents of Stoneham are born of foreign stock. Canada and Italy are cited most frequently as the country of origin.

Stoneham has the smallest percentage of female-headed households (9.7%).

44% of Stoneham's residents have graduated from high school and another 15% graduated from college. This city has a comparatively low percentage of non-high school graduates, (27%).

The largest percentage of workers in Stoneham are in the professional/managerial category (31%). 61% of the workers are white-collar.

The median income in Stoneham in 1970 was \$12,281. The city has a very small percentage of residents living below poverty, (2.9%).

63% of Stoneham's residents live in owner-occupied housing; 64% lived in the same housing in 1970 as they did in 1965.

8% of the housing units in Stoneham are subsidized, and 13% of the households are classified low income. Stoneham has met 46% of the elderly housing need, but only 37% of its low-income family housing need.

MINI - PROFILE

W I N T H R O P

POPULATION (1975)	20,359
POPULATION GROWTH 1965-75	-0.2%
DENSITY	13,035 per sq. mile
NON-WHITE POPULATION	0.4%
MEDIAN AGE	31.3
under 5	7%
5-19	26%
20-34	20%
35-54	23%
55-64	11%
65 and over	13%
FOREIGN STOCK	36%
FEMALE-HEADED HOUSEHOLDS	12%
HIGH SCHOOL GRADUATES	70%
WHITE-COLLAR WORKERS	65%
MEDIAN INCOME	\$11,685
POVERTY LEVEL	4.5%
LOW-INCOME HOUSEHOLDS-1978	23%
ASSISTED HOUSING-1978	6%

Sources: Unless otherwise indicated the source is the U.S. Census-1970. Population & Population Growth Data are from the Massachusetts Decennial Census. Low-Income Households and Assisted Housing Data are from the Massachusetts Office of Planning Policy and Program Development.

Winthrop

First known as Pullen Point, Winthrop was incorporated as a town in 1852 from a part of North Chelsea and named for Governor Winthrop. A small settlement began in 1753 as a fishing enterprise. This failed, however, and the buildings were used to shelter Boston victims of the smallpox epidemic of 1765 and later a party of Acadian refugees.

Its industry was never very extensive or diversified, consisting mainly of fisheries. Today there are a few small manufacturers, and little in the way of commercial development has occurred during the past 15 years. However its location near the ocean has made it a popular summer resort town, and this has been influential in the town's economy. In addition, its close proximity to Boston makes the city an ideal bedroom suburb.

In 1975, the population of Winthrop was 20,359, a slight decrease of .2% since 1965. However, the city increased its population by 4% from 1950-1975. Population density is 13,035 people per square mile. The racial composition of the community is primarily white, with very little change in non-white population between 1960-1970 (.3% to .4%).

36% of Winthrop's population is born of foreign stock. Italy and the USSR were cited most frequently as the country of origin.

Looking at family structure, 12% of the families in Winthrop were female-headed families.

46% of Winthrop's residents completed high school and 11% completed college. 30% of the residents did not finish high school.

The largest percentage of workers in Winthrop were in the clerical category (29%), followed by the professional/managerial category (28%).

65% of the workers were in white-collar occupations.

The median income in Winthrop was \$11,685, 4.5% of the population living below poverty.

51% of the residents of Winthrop live in owner-occupied housing; 65% lived in the same house in 1970 as they did in 1965.

23% of Winthrop's households are classified low-income, but only 6% of the units are subsidized. A significant discrepancy also exists between the percentage of elderly and family housing provided. 32% of the elderly housing need has been met but only 18% of the low-income family need.

III
REFLECTIONS

REFLECTIONS

This analysis of the demographic data available on Bunker Hill Community College's Primary Service Area does not provide any startling new basis for educational planning. Most of the data is old and merely fosters a desire to examine the results of the 1980 U.S. Census. "City and Cities" coupled with information on the BHCC student body ("BHCC Student Characteristics - Fall 1980") and our general knowledge of the Service Area does prompt some thoughts on the findings which might prove interesting. These "reflections" are not directly correlated with those findings; rather they are offered as a stimulus to the creative kind of thinking which is required for the development of a good Five Year Institutional Plan.

• The minority population living in BHCC's Primary Service Area (PSA) is significant and is increasing steadily. The 1980 U.S. Census will probably indicate that 20 percent of those living in the PSA will be members of a minority group. Since indications are that the overall population of the PSA will remain stable (approximately 1,200,000), this will bring the minority group population to about 240,000. 80 percent of these people reside in Boston. What is more, significant groups reside in particular Boston neighborhoods. Blacks populate Roxbury, Mattapan, North Dorchester, Fenway and the South End. Hispanics are significant parts of the populations of Jamaica Plain, the South End and North Dorchester. Meanwhile large groups of Orientals live in Chinatown, the South End and Allston/Brighton. The clustering of these groups in Boston neighborhoods is an important fact for Bunker Hill Community College.

There are five public institutions of Higher Education located in Boston; Mass. College of Art, Boston State, University of Massachusetts-Boston, Roxbury Community College and BHCC. Mass. College of Art serves a unique,

highly specialized population. The remaining four institutions are in some ways competing for minority students. The locations of U Mass-Boston, Boston State and Roxbury Community College place them adjacent to or in the heart of the neighborhoods in which minority students reside. While student data may show that BHOC does fairly well in attracting minority students, the College needs to foster cooperative programming with its sister institutions designed to best serve the needs of these minority students. Joint programming among the urban colleges needs to be developed ensuring that students of different backgrounds come together and emphasizing curricula which foster racial and ethnic understanding. Bunker Hill needs to take a leadership role in promoting such cooperative endeavors and de-emphasizing competition.

- The racial/ethnic composition of the BHOC Primary Service Area has implications at BHOC itself in terms of curriculum. There are growing numbers of Blacks and Hispanics attending the College. Every indication is that this will continue. The foreign stock population in the PSA clearly indicates that our population is still very close to its ethnic origins. Curriculum fostering racial/ethnic understanding and local history and culture across courses and in specialized courses should be considered.

- The post World War II Baby Boom cohort is now 21 to 33 years of age and growing older. This group guarantees a continued significantly large adult population in our PSA. Student population statistics indicate we are serving a significantly large group of adults at present (29% 25 years and over, 51% 21 years and over). The majority of these

students are female (58%); many are women returning to college to prepare for a career. Our PSA statistics show 45.7% of the adult population (25 years and older) have never completed high school. There are a plethora of signs which seem to indicate that BHCC should provide substantial special services to adults and especially to women in the next few years. In addition, the College should begin to consider a substantial program (for adults) in GED or high school diploma equivalency programs.

- Unemployment data for Boston and the inner belt communities in our PSA indicate that these rates are usually higher than averages throughout the Commonwealth. Unemployment rates are also higher for the disadvantaged (who tend to make up the majority of our constituency). Most of our students stay in the area after they graduate. Statistics on residential mobility and the working class characteristics of the population support this fact. The jobs available in the immediate service area thus become extremely important. Gaining information on business growth and occupational projections for the PSA is very important to program planning and placement. Such a BHCC study probably should be given immediate priority.

- The general population in our PSA communities is either declining or stabilizing. With the exception of Stoneham which has been growing, Boston, Cambridge, Medford, Malden, Melrose and Winthrop have gone through decline and have seemed to stabilize while Chelsea, Everett, Somerville and Revere are in decline and still losing residents. While blight has severely attacked many of our PSA communities, owner/renter information and vacancy rates indicate that housing units remain at a premium. The need for subsidized housing to serve the elderly and low-income families is far from being met. While strategies

are constantly being explored to lure jobs to our urban PSA, housing is a key element to neighborhood stability. BHOC should commit itself to the formation of a Housing Institute which would provide education, information and act as a catalyst for community development in the PSA. Funding should be sought to develop a pilot for the Institute by targeting on one of our PSA communities.

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